

Schedule of Main Modifications to the Local Plan Partial Update

This Schedule sets out 'main modifications' to the Local Plan Partial Update that have emerged from the examination process. This is a 'live' document in that it will continue to be updated throughout the examination.

'Main modifications' are those that have been identified as needing to be made to a local plan to ensure that it is sound and legally compliant. Main modifications need to be subject to consultation, as well as to go through the Sustainability Appraisal process.

For the avoidance of doubt, the modifications and references in the following table show changes to the Local Plan Partial Update Pre-Submission Draft, November 2024 (LP003b on the examination documents list).

The above document is already in tracked changes format and shows how the adopted Local Plan (November 2019) would be amended. Please therefore be aware that there are two types of amendments shown in this schedule.

Changes already proposed to be made in the LPPU Pre-Submission Draft [LP003b]:

- Additional text that would amend the adopted Local Plan (2019) is shown in green and underlined: [Example](#)
- Deleted text that would amend the adopted Local Plan (2019) is shown in green and struck through: ~~[Example](#)~~

Changes proposed as a main modification through the examination process:

- Additional text that would amend the Pre-Submission Draft LPPU (November 2024) is shown in blue and underlined: [Example](#)
- Deleted text that would amend the Pre-Submission Draft LPPU (November 2024) is shown in blue and struck through: ~~[Example](#)~~

Amendments in blue supersede those in green, so for instance where a change proposed to the adopted Local Plan in green is proposed to be further amended or deleted, this is shown in blue only.

Consultation, when held, will only relate to the latter changes shown in blue.

There are two further schedules to be aware of, which form separate documents:

- A schedule of 'minor modifications' which are small changes to the plan which would not need to be subject to consultation and sustainability appraisal
- A schedule of consequential changes to the Proposals Map.

Table 1: Schedule of main modifications

| Modification Number | Page number [LP003b] | Policy/Paragraph [LP003b] | Main Modification | Reason for Main Modification (linked to soundness requirements) | Link to Hearing Statement with Matter No. where relevant |
|---------------------|----------------------|---------------------------|--|---|--|
| MM01 | 11-12 | 1.5.2 | <p>Amend the first four sentences of paragraph 1.5.2 as follows:</p> <p>1.5.2 Perhaps the most significant documents <u>and evidence</u> are those which identify the development needs. In the case of housing, this is <u>based on the standard method in Planning Practice Guidance Berkshire (with South Bucks) Strategic Housing Market Assessment (SHMA, published 2016) Housing Needs Assessment (HNA, published 2024)¹⁴</u>, which identifies the <u>'objectively assessed need local housing need'¹⁵</u> for housing for each Berkshire authority as well as South Bucks <u>Reading up to 2036/2041. For Reading, a need of 699 735 822 new dwellings each year is identified. The SHMA HNA Housing Needs Assessment (HNA, published 2024)¹⁴ also</u> looks at the need for affordable housing, different dwelling sizes and some specific types of housing such as residential care.</p> <p>¹⁴http://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire-Strategic-Housing-Market-Assessment-Feb-2016.pdf https://images.reading.gov.uk/2024/10/Reading-Housing-Needs-Assessment-July-2024.pdf</p> | Consequential change as a result of MM1.2 identified in paragraphs 8 and 9 of Inspector's letter following Stage 1 hearings [EX030] to ensure that the plan is justified. | Matter 2 Not in Hearing Statement |
| MM02 | 18-19 | 3.1.3 | <p>Amend paragraph as follows:</p> <p><u>There is no agreed overarching spatial strategy that applies to the local area, but there is a need for development plans in the area to complement one another. This is particularly the case across the main functional area, the West of Berkshire area. Within this area, each authority has an adopted or emerging local plan that is at an advanced stage. Figure 3.1 sets out the overall spatial context for the area, including major areas of development outside Reading's boundaries. Of particular significance for Reading are the Strategic development locations (SDLs) in Wokingham will affect Reading due to their proximity to our boundary, including the South of the M4 SDL (much of which has already been completed only approximately 360 dwellings in the submitted plan and is not therefore shown), and the proposed Loddon Valley Garden Village SDL comprising phased delivery of 3,930 homes that forms part of Wokingham's Proposed Submission Local Plan Update. Developments on this scale will be expected to deliver a significant improvement in infrastructure, and transport links into Reading in particular by public transport will be of vital importance.</u></p> | To update due to recent completions and to clarify the relative scale of each development | As discussed in wash-up hearings session on 12/02/2026 |
| MM03 | 19 | After paragraph 3.1.3 | <p>Insert new paragraph as follows:</p> <p><u>3.1.4 Figure 3.1 also illustrates constraints such as the extent of the AWE Burghfield Detailed Emergency Planning Zone (DEPZ). Information on the DEPZ and its implications for development within the Borough are detailed within Policy OU2: Hazardous Installations.</u></p> | To provide context to Figure 3.1 to ensure that the plan is effective. | RBC Hearing Statement on Matter 9 [EX052] Paragraph 9.2.9 |
| MM04 | 25 - 27 | CC2 | <p>Amend the policy as follows:</p> <p><i>Proposals for new development, including the construction of new building(s) and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of building(s) and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.</i></p> <p><i>To meet these requirements:</i></p> | To significantly restructure the policy for clarity, including moving the energy elements of Policy H5 into CC2 | As discussed in Matter 4 hearing discussions on 04/02/2026 |

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| | | | <p>All major non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM 'Excellent' standards to achieve net-zero development defined as "a scenario in which the quantity of anthropogenic greenhouse gas emissions arising from the development's operational energy use on an annual basis is zero or negative, and where whole-life emissions are reduced through sustainable design measures." Net zero building status must be achieved through the application of the following energy hierarchy:</p> <ul style="list-style-type: none"> • Minimise and manage operational energy demand through building design, fabric performance and servicing measures; • Use local low carbon energy resources (such as secondary heat) wherever possible to meet residual demands; • Meet remaining residual energy demands by producing, storing and using renewable energy on-site; and • Monitor and report on energy performance. • where possible; <p>All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM 'Very Good' standard as a minimum;</p> <p>All non-residential development proposals must include an energy statement which confirms that proposals:</p> <ul style="list-style-type: none"> • Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as they demand over the course of the year (reasonable estimates of regulated and unregulated use) using a methodology proven to accurately predict post-occupancy performance; and • Achieve a site average space heating demand of 15-20kWH/m2/yr and a site average total energy demand of 70kWH/m2/yr. No unit shall exceed total energy demand of 90kWH/m2/yr, irrespective of the amount of on-site renewable production. ('Total energy demand' means the amount of energy used as measured by the metering of the building with no deduction for renewable energy generated on-site). <p>An energy statement should include pre-built estimates and as-built calculations prior to occupation. Weight will be given to proposals which demonstrate a commitment to on-going monitoring post-occupation which can be clearly communicated to the occupier.</p> <p>All non-residential development or conversions to residential should incorporate water conservation measures so that predicted per capita consumption does not exceed the appropriate levels set out in the applicable BREEAM standard. Both residential and non-residential development should include recycling greywater and rainwater harvesting where systems are energy and cost effective. must be designed to be water efficient and reduce water consumption in accordance with the 'fittings approach' detailed within the Building Regulations. Proposals that achieve water neutrality will be particularly supported. Both residential and non-residential development</p> | | |

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| | | | <p>should include recycling greywater and rainwater harvesting where systems are energy- and cost-effective.</p> <p>The demolition of an existing building should be accompanied by a full justification for demolition and demonstrate how 95% of all construction waste will be diverted away from landfill. For non-listed buildings, demolition will only be acceptable where:</p> <ul style="list-style-type: none"> • The building is in such a poor state that it is not practical or viable to refurbish or re-use; • Such refurbishment or re-use would result in a similar amount or a greater amount of embodied carbon generation; or • Such refurbishment or re-use would result in a building with poor thermal efficiency resulting in a greater lifetime carbon emissions than would arise from a re-build. <p>All applications for new-build commercial floorspace of 5000m² or more must include an embodied carbon assessment. This assessment must demonstrate that a score of less than 800kg/m² of carbon can be achieved within the development for the substructure, superstructure and finishes.</p> <p>Exceptional basis clause: In cases where the above points cannot be met for technical, viability or other policy reasons (such as heritage), the highest possible standards are required. In these cases, an applicant must demonstrate the extent to which the requirements can be met. For major developments of 1000 sqm or more, applicants must also either:</p> <ul style="list-style-type: none"> • Enter into a legal agreement to provide renewable energy infrastructure off-site that is equivalent to at least offsetting the additional energy requirements not achieved on-site; or • Provide a financial contribution to the LPA of a value sufficient enough to offset the remaining performance not achieved on-site (with this being a minimum contribution of £5k and a maximum of £100k per 1,000 sq m); or • Demonstrate the buildings will be connected to a heat network; or • Demonstrate that the proposal is compliant with BREEAM Outstanding or Excellent (or equivalent certification method). <p>Proposals should demonstrate application of the following energy hierarchy:</p> <ol style="list-style-type: none"> i. <u>Minimise and manage operational energy demand through building design, fabric performance and servicing measures;</u> ii. <u>Use local low carbon energy resources (such as secondary heat) wherever possible to meet residual demands;</u> iii. <u>Meet remaining residual energy demands by producing, storing and using renewable energy on-site.</u> <p>It is accepted that the amount of detail given in the demonstration of this energy hierarchy should be proportionate to the scale of the development and the scope of works proposed. In new-build proposals, compliance with the applicable targets described in A1 or A2 below will be deemed sufficient demonstration of having applied the energy hierarchy. Other major proposals</p> | | |

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| | | | <p><u>(10+ homes or 1,000+ m² floorspace) should quantify the improvement made at each step of the hierarchy, from a baseline of basic regulatory compliance.</u></p> <p><u>Large-scale proposals (relating to 50 or more homes, or 5,000+ m² floorspace) are also encouraged to proceed to this final step of the energy hierarchy:</u></p> <p style="padding-left: 40px;">iv. <u>Monitor and report on energy performance.</u></p> <p><u>A. Energy</u></p> <p><u>A1: New build Non-residential Development</u></p> <p><u>All new build non-residential developments are required to achieve net-zero development defined as²¹ “a scenario in which the quantity of anthropogenic greenhouse gas emissions arising from the development’s operational energy use on an annual basis is zero or negative”. Additionally, whole-life emissions should be reduced through sustainable design measures.</u></p> <p><u>All new build non-residential development proposals must include an energy statement which confirms that proposals:</u></p> <ul style="list-style-type: none"> • <u>Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as they demand over the course of the year (reasonable estimates of regulated and unregulated use) using a methodology proven to accurately predict post-occupancy performance; and</u> • <u>Achieve a site average space heating demand of 15-20kWH/m²/yr and a site average total energy demand of 70kWH/m²/yr. No unit shall exceed total energy demand of 90kWH/m²/yr, irrespective of the amount of on-site renewable production. (‘Total energy demand’ means the amount of energy used as measured by the metering of the building with no deduction for renewable energy generated on site)²².</u> <p><u>An energy statement should include:</u></p> <ul style="list-style-type: none"> • <u>The predicted performance at design stage²³, expressed in the metrics by which the above targets are expressed (annual space heat demand, annual energy use intensity, and amount of renewable energy generation per year)</u> • <u>The proposed building specifications through which this performance is expected to be achieved, for comparison with the specifications that would have been used for basic regulatory compliance.</u> • <u>For outline schemes: It is accepted that where precise details of construction and design choices are not known at this stage, the energy statement should instead identify specifications by which energy performance figures within the target range could be achieved in the type of building proposed, and commit to establishing the details by which the targets will be achieved through a subsequent reserved matters application.</u> <p><u>In major developments: Prior to occupation, the performance should be re-calculated, reflecting any changes to design or construction that could lead to a change in performance compared to the design-stage predictions.</u></p> | | |

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| | | | <p><u>Weight will be given in favour of proposals that demonstrate a commitment to on-going monitoring post-occupation that can be clearly communicated to the occupier.</u></p> <p><u>Exceptional basis clause: In cases where the above energy demand and on-site renewables requirements cannot be met for technical, viability or other policy reasons (such as heritage), the energy statement should demonstrate that the applicant has pursued the targets as far as feasible and viable, and the proposed performance should be stated in the same metrics as the targets. In these cases, an applicant must demonstrate the extent to which the requirements can be met. For major developments of 1000 sqm or more, applicants must also either:</u></p> <ul style="list-style-type: none"> • <u>Enter into a legal agreement to provide off-site renewable energy infrastructure sufficient to offset the shortfall between the development's annual energy demand and its on-site annual renewable energy generation; or</u> • <u>Provide a financial contribution to the LPA of a value sufficient enough to offset the amount by which the proposed onsite annual renewable energy generation falls short of the annual energy demand; or</u> • <u>Demonstrate the buildings will be connected to a heat network, where the networked heat would not be gas-driven and would be lower-carbon than the alternative heating solution that would have been used for regulatory compliance.</u> <p><u>A2. New build Residential Development</u></p> <p><u>All new-build housing will be required to achieve net-zero development as defined above and to achieve the following (calculated using a methodology proven to accurately predict a building's actual energy performance):</u></p> <ul style="list-style-type: none"> • <u>Site average space heating demand of 15-20kWh/m²/annum;</u> • <u>Site average of total energy demand less than 35kWh/m²/annum;</u> • <u>No single dwelling unit to have a total energy demand in excess of 60kWh/m²/annum, irrespective of the amount of on-site renewable energy production; and</u> • <u>On-site renewable energy generation to match total energy use over the course of the year, with a preference for roof-mounted solar PV.</u> <p><u>Exceptional basis clause: In cases where the above energy demand and on-site renewables requirements cannot be met for technical, viability or other policy reasons (such as heritage), the energy statement should demonstrate that the applicant has pursued the targets as far as feasible and viable, and the proposed performance should be stated in the same metrics as the targets. In these cases, an applicant must demonstrate the extent to which the requirements can be met. For major developments of 10 dwellings or more, applicants must also either:</u></p> <ul style="list-style-type: none"> • <u>Enter into a legal agreement to secure off-site renewable energy infrastructure sufficient to offset the shortfall between the development's annual energy demand and its on-site annual renewable energy generation; or</u> | | |

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| | | | <ul style="list-style-type: none"> • <u>Provide a financial contribution to the LPA of a value sufficient enough to offset the amount by which the proposed onsite annual renewable energy generation falls short of the annual energy demand; or</u> • <u>Demonstrate the buildings will be connected to a heat network, where the networked heat would not be gas-driven and would be lower-carbon than the alternative heating solution that would have been used for regulatory compliance.</u> <p><u>In cases where the points cannot be met for reasons of viability, an Energy Statement must set out in full the degree to which the requirements can be met in order to enable the development to become viable.</u></p> <p><u>An Energy Statement should include pre-built estimates and as-built calculations prior to occupation. Weight will be given to proposals which demonstrate a commitment to on-going monitoring post-occupation which can be clearly communicated to the occupier.</u></p> <p><u>A3. Other Non-residential or Conversions to Residential Development</u></p> <p><u>Major proposals that relate to either works to existing non-residential buildings or conversion to residential should demonstrate that the energy hierarchy has been followed as far as practicable and viable. These are not required to reach net zero but should apply the energy hierarchy in the design process and demonstrate the resulting improvement via the provision of energy and/or carbon performance figures that would occur before and after the proposed works.</u></p> <p><u>B. Water Efficiency</u></p> <p><u>All development must be designed to be water efficient and reduce water consumption in accordance with the ‘fittings approach’ detailed within the Building Regulations²⁴. Proposals that achieve water neutrality²⁵ will be particularly supported. Both residential and non-residential development should include recycling greywater and rainwater harvesting where systems are energy- and cost-effective.</u></p> <p><u>As a minimum, all water fittings and appliances within new-build housing should be compliant with the ‘optional’ standard outlined in Table 2.2 Part G of the Building Regulations.</u></p> <p><u>C. Demolition and Embodied Carbon</u></p> <p><u>The demolition of an existing building of 500 m² floorspace or more should be accompanied by a full justification for demolition²⁶ and demonstrate how 95% of all construction waste will be diverted away from landfill²⁷. For non-listed buildings of this size threshold or higher, demolition will only be acceptable where:</u></p> <ul style="list-style-type: none"> • <u>The building is in such a poor state that it is not practical or viable to refurbish or re-use;</u> • <u>There is no demand for the building in its current use or state and that it is not practical or viable to remedy this through conversion or refurbishment.</u> | | |

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| | | | <ul style="list-style-type: none"> • <u>Such refurbishment or re-use would result in a similar amount or a greater amount of embodied carbon generation; or</u> • <u>Such refurbishment or re-use would result in a building with poor thermal efficiency resulting in a greater lifetime carbon emissions than would arise from a re-build.</u> <p><u>All applications for new-build commercial floorspace of 5000m² or more must include an embodied carbon assessment. This assessment must demonstrate that a score of less than 800kg/m² of carbon can be achieved within the development for the substructure, superstructure and finishes.</u></p> <p><i>Include new footnotes as follows and renumber subsequent footnotes</i></p> <p>²¹<u>This net-zero definition, and the energy hierarchy, are aligned with industry best-practice as defined by the UK Green Building Council</u></p> <p>²²<u>Applicants should refer to the LETI Climate Emergency Design Guide for specific guidance with regard to different types of non-residential buildings, such as schools or commercial offices:</u> https://www.leti.uk/files/ugd/252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf</p> <p>²³<u>Applicants should refer to CIBSE TM54: Evaluating Operation Energy Use at Design Stage.</u></p> <p>²⁴<u>All water fittings and appliances installed must be compliant with Table 2.2 'fittings approach' as outlined within Part G of the Building Regulations.</u></p> <p>²⁵<u>Water neutral development is development which does not increase the rate of water abstraction for drinking water supplies above existing levels. For every new development, water demand should first be minimised and then any remaining water demand offset, so that the total demand on the public water supply is the same after development as it was before.</u></p> <p>²⁶<u>Sites allocated within the Local Plan are not subject to the requirement for full justification for demolition.</u></p> <p>²⁷<u>Applicants should refer to the RICS Professional Standard Whole Life Cycle Assessment as a preferred methodology. Additional guidance can also be found at</u> https://www.london.gov.uk/sites/default/files/circular_economy_statements_lpg_0.pdf</p> | | |
| MM05 | 27 – 28 | 4.1.2 – 4.1.5 | <p>4.1.2 The future growth of Reading in terms of the <u>The</u> amount of new development taking place <u>within Reading</u> has the potential to impose a large environmental footprint in terms of consumption of resources and materials, the use of energy and the associated emission of greenhouse gases that contribute towards climate change. As such, the incorporation of sustainable design and construction techniques are essential in order to minimise this impact in the context of Reading. Reading's Climate Change Strategy The Reading Climate Emergency strategy (2020-25) (Reading Means Business on Climate Change 2013-2020) <u>seeks to tackle the Borough's contribution to climate change by reducing Reading's carbon footprint by 34% by 2020 in comparison to 2005 levels to achieve a net zero carbon Reading by 2030. New development has a significant role to play in achieving these aims and will ensure buildings are fit to exist without replacement for many years.</u></p> | To restructure the text for clarity, including moving the energy elements of Policy H5 into CC2 | As discussed in Matter 4 hearing discussions on 04/02/2026 |

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| | | | <p>4.1.3 The general principles of this policy in terms of new development applies to both residential and non-residential uses. For non-residential uses (including non-C3 forms of accommodation) and for conversions to residential, This policy incorporates the use of BREEAM standards <u>new metrics which stand alone from BREEAM for on-site renewables, space heating demand and total energy demand.</u> These BREEAM standards <u>remain a useful guide and</u> cover a wide range of matters including building fabrics and materials, energy and water use, amenity areas and ecology, waste recycling, the location and accessibility of developments, daylighting, sound insulation etc. However, the current standards give high scores <u>to development</u> in urban areas to <u>which use</u> using previously developed land that is close to services, amenities and public transport routes. Developments in Reading will therefore naturally score relatively highly before any consideration of the impact of development itself. <u>As such,</u> Reading Borough Council <u>believes requires</u> that development should must mitigate effects further by reducing greenhouse gas and other polluting emissions and providing higher energy conservation, hence the requirement for BREEAM 'Excellent' ratings. <u>reducing energy demand.</u></p> <p>4.1.4 For a number of uses, including offices, the requirement to achieve 'Excellent' ratings is unlikely to significantly affect viability. However, some types of development, such as industrial uses, warehouses and schools might find it more difficult to meet these standards. In these cases, developments must demonstrate that the standard to be achieved is the highest possible for the development, and at a minimum meets the BREEAM 'Very Good' standard.</p> <p>4.1.54 Additional e <u>Expectations for performance of new build homes in terms of emissions are set out in policy H5 on housing standards.</u> An existing Sustainable Design and Construction Supplementary Planning Document²⁷ is in place and, and the general principles, where in compliance with the overall policy, will continue to apply. An updated version of the SPD will be published in 2019 to supplement this policy and will provide further detail on how developments will be expected to achieve the BREEAM ratings required by policy CC2.</p> <p><u>4.1.5 Regarding the expectations around demonstration of the energy hierarchy:</u></p> <ul style="list-style-type: none"> <u>It is accepted that outline proposals may not be able to give great detail in the exact improvements that will be made, even if the proposal exceeds the threshold for major development. Outline proposals should therefore demonstrate that the appropriate solutions and technologies have been initially identified/explored, as appropriate to the scale of the proposal, and commit to pursuing the next stage of detail in the reserved matters application. For example, a large-scale outline proposal might demonstrate consideration of how energy efficiency outcomes can be affected by building orientation, density and development mix, and that opportunities or technologies for low-carbon heating and renewable energy have been considered and their suitability at the site has been identified. The aim should be to show that the parameters set in the outline proposal will enable (or at least not prevent) the pursuit of energy hierarchy improvements in the next stages of detailed design.</u> <u>Proposals that neither meet the 'major' threshold nor the applicability of parts A1/A2 of this policy should simply provide narrative on consideration given to each hierarchy step in the design process, and design/construction decisions made as a result.</u> | | |

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| | | | <ul style="list-style-type: none"> It is accepted that where the scope of proposed works does present any opportunities to significantly improve energy performance in any of the steps in the hierarchy, then there will be no need to demonstrate having followed the energy hierarchy. It is accepted that householder applications (such as for small extensions or minor changes to homes) will not need great detail of detail on energy hierarchy. Applicants of such proposals are encouraged to consider what opportunities the proposed works present and give information on energy-related design decisions where relevant. For example, an extension or loft conversion may present opportunities to improve insulation, airtightness, or glazing, compared to the basic standards required by Building Regulations. However, it is accepted that not all such householder applications will be financially able to pursue energy-related improvements above those set by Building Regulations. <p>4.1.56 Particular attention should be paid to historic buildings. As historic buildings continue to change, they must contribute to a net zero future and be fit for future users. Through sensitive adaptation and keeping buildings in use, historic buildings can make an important contribution to reducing carbon emissions and energy costs. Applicants should refer to advice from Historic England on adapting historic buildings for energy and carbon efficiency²⁸. The LETI Climate Emergency Retrofit Guide²⁹ is also a useful resource for applicants.</p> <p>4.1.67 In terms of water efficiency, there is a clear need to ensure that the highest possible standards are in place, particularly given the likely effects of climate change. The Thames Water area is classed as a 'water-stressed area' by the Environment Agency, and the Thames River Basin Management Plan stresses the importance of demand management in the area. For clarity, the tighter water efficiency standard referred to in the policy is set out in the 'Optional' standard within Part G of the Building Regulations and should be achieved through a fittings approach.</p> <p>4.1.78 Reading Council encourages all new housing development to utilise Thames Water's 'environmental incentive' which offers financial assistance to achieve high performance levels for water fittings and appliances, the inclusion of water reuse technologies (rainwater and/or greywater recycling), and water neutrality.</p> | | |
| MM06 | 29 | CC3 | <p><i>Amend third bullet point of policy as follows:</i></p> <p>• All development must address the risks of overheating through passive cooling and energy efficiency measures in the first instance³⁴</p> <p><i>Insert new footnote and renumber subsequent footnotes as follows:</i></p> <p>³⁴ Applicants should refer to the Good Homes Alliance Early Stage Overheating Risk Tool Checklist: <u>https://goodhomes.org.uk/wp-content/uploads/2019/07/GHA-Overheating-in-New-Homes-Tool-and-Guidance-Tool-only.pdf</u></p> | To provide a specific linked reference for applicants to access the overheating risk tool checklist | RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.7.9 |
| MM07 | 31 | 4.1.10 | <p><i>Amend final sentence as follows:</i></p> <p>While Reading itself was not significantly affected by the floods of 2007 and 2008, around two thirds of flooding during the 2007 floods was caused by surface water³⁴³⁹. Further incidents occurred in 2013 and 2014, as well as in January 2024⁴⁰.</p> | To provide a specific linked reference for applicants to access the January 2024 Reading Flood Investigation Report | RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.7.9 |

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| | | | ⁴⁰ The January 2024 Reading Flood Investigation Report can be found here: https://images.reading.gov.uk/2024/04/Section19-Flood-Report-RBC-final.pdf | | |
| MM08 | 31 | 4.1.12 | Amend second sentence as follows: Ultimately, raising the height of flooring above <u>predicted design</u> flood levels is a better alternative. All types of flooding (fluvial, surface water and groundwater) must be considered. | To align language with the Strategic Flood Risk Assessment | RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.7.9 |
| MM09 | 31 | CC4 | Amend policy title as follows: CC4: <u>DECENTRALISED ENERGY HEAT NETWORKS</u> | To align terminology with national policy | RBC Hearing Statement on Matter 4 [EX047] Paragraphs 4.8.7, 4.8.8 |
| MM10 | 31 | CC4 | Amend second and third paragraphs of policy as follows: Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sq m shall consider the inclusion of <u>must include decentralised energy provision, within the site demonstrate how a connection will be made to a suitable low carbon heat network where available in the vicinity, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision. Where no such network is available, heat and/or cooling must be supplied from low carbon sources⁴¹ and be connectable to future heat network.</u> Where there is <u>an existing decentralised energy provision low carbon heat network</u> present within the vicinity of an application site, further developments of 10 dwellings or more or non-residential development of 1000 sq m or more will be expected to link into the existing <u>decentralised energy network low carbon heat network</u> or demonstrate why this is not feasible. Insert new footnote and renumber subsequent footnotes as follows: ⁴¹ Defined as meeting the Government standard of 100g/CO ₂ /kwh for heat networks. For centralised or site-based schemes, defined as SCOP 2.8 of the UK Net Zero Building Standard. | To clarify definitions, refer to national policy standards and align language with national policy | RBC Hearing Statement on Matter 4 [EX047] Paragraphs 4.8.7, 4.8.8 |
| MM11 | 31 | 4.1.13 | Delete paragraph and insert new paragraph as follows: Decentralised energy is produced locally and provides energy to buildings close to the site of production. The term covers a variety of technologies including various renewable technologies, and more efficient energy generation such as Combined Heat and Power (CHP), which provides heating and electricity at the same time. This policy promotes the use of decentralised energy including CHP and district heating, which has particular applications to dense urban areas such as Reading. It provides an explanation of when CHP or district heating should be considered as an energy efficient design measure to achieve the most up to date requirements for net zero development. More information on decentralised energy will be published in the forthcoming Sustainable Design and Construction SPD. <u>Heat networks distribute heat or cooling from a central source or sources and deliver it to a variety of different customers such as public buildings, shops, offices, hospitals, universities and homes. By supplying multiple buildings, they avoid the need for individual boilers or electric heaters in every building. Heat networks are also uniquely able to use local sources of low carbon heat which would otherwise go to waste. This could be from factories, the ground or even from rivers. Environmental heat or waste</u> | To update language according to emerging technologies and to clarify terms | RBC Hearing Statement on Matter 4 [EX047] Paragraphs 4.8.7, 4.8.8 |

| Modification Number | Page number [LP003b] | Policy/Paragraph [LP003b] | Main Modification | Reason for Main Modification (linked to soundness requirements) | Link to Hearing Statement with Matter No. where relevant |
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| | | | can be captured and 'stepped' up using heat pumps to supply heating and/or cooling for buildings. These sources can include air, water sources such as rivers and aquifers and/or the ground. Air source heat pumps can either be communal within a development or provided individually in dwellings/premises. The former would typically be considered to be connectable to a heat network, provided a suitable design is used whereas the latter would not. | | |
| MM12 | 32 | 4.1.14 | <p><i>Amend paragraph as follows:</i></p> <p>Electricity production is currently dominated by a centralised in the UK comes from a range of sources and is delivered via the national electricity generating system network. Centralised electricity generating stations that use fossil fuels waste around two thirds of the energy in the fuels they use through the production of waste heat in generation then in electricity transmission and distribution to end users. On average, around 60 30% of the energy is lost before it even reaches consumers. if better use could be made of this waste heat, and transmission distances could be reduced, there would be major benefits in tackling climate change and improving security of supply. A decentralised energy system (which might include CHP) can help address these issues. Renewable energy generation which is fed into the National Grid (transmission network) is a much more efficient and clean energy source and is typically combined with other renewable and non-renewable sources at differing proportions according to weather conditions and demands. This means that the carbon intensity of grid electricity varies over time.</p> | To align language with emerging technologies and clarify terms | RBC Hearing Statement on Matter 4 [EX047] Paragraphs 4.8.7, 4.8.8 |
| MM13 | 32 | 4.1.17 | <p><i>Amend paragraph as follows:</i></p> <p>Following the production of heat spot maps work by the Council working with the Heat Network Delivery Unit in the Department of Energy Security and Net Zero, a heat-mapping and masterplanning study was produced by Element Energy. Subsequently, two, a feasibility studies for the North of the Station and Minster Quarter areas were produced. These areas represent the main opportunity areas within the Town Centre and schemes within these areas are considered to be strategically significant and will enable the viability of heat networks, of the Borough, carried out by Thames Valley Energy (TVE), has identified potential opportunities for decentralised energy provision including district heat energy provision and CHP plant, which consider both existing and likely new development in the Borough as currently allocated. Potential for district heat networks continues to be and energy provision is being explored in areas of across the town centre, much of which is expected to fall within the Heat Network Zone in forthcoming regulations. but represents just one of the many possible ways of fulfilling the requirements of policy CC4.</p> | To update the explanatory text based on recent work within the Council. | RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.8.9 |
| MM14 | 33 | 4.1.19 | <p><i>Amend paragraph as follows:</i></p> <p>The success of such a scheme relies on both in terms of, for example, establishing the CHP plant (as part of a decentralised energy network) and heat sources and energy centres, but also needs to consider pipework, thermal storage and future connections, to the plant of both existing buildings and new buildings. It must also consider the internal design of buildings which need to accommodate wet distribution systems, preferably with underfloor heating, laterals, risers and space for plant. The implementation of the scheme will be dependent on the creation of strong partnerships between Reading Borough Council where relevant, the developer or representative of existing businesses and an Energy Service Company (ESCO). The</p> | To update according to emerging technologies | RBC Hearing Statement on Matter 4 [EX047] Paragraphs 4.8.7, 4.8.8 |

| Modification Number | Page number [LP003b] | Policy/Paragraph [LP003b] | Main Modification | Reason for Main Modification (linked to soundness requirements) | Link to Hearing Statement with Matter No. where relevant |
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| | | | involvement of an ESCO will allow multiple users to access the energy from the scheme and set out the contracts for doing so. | | |
| MM15 | 33 | 4.1.20 | Amend paragraph as follows: <u>4.1.20 Decentralised energy infrastructure has the potential to impact on the significance of heritage assets, including their setting. Such impacts should be assessed via proportionate heritage impact assessment, as appropriate. Due to the underground nature of heat networks, particular attention should be paid to any possible archaeological impacts as detailed in Policy EN2: Areas of Archaeological Significance.</u> | Agreed in Statement of Common Ground with Historic England [EX014] | RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.8.7 |
| MM16 | 35 | CC7 | Amend the first paragraph of the policy as follows: <u>All development must be of high-quality design, employing characteristics to create, maintain and enhance physical character, nurture and sustain a sense of safety and community and positively address environmental issues affecting the climate. Proposals will be assessed to ensure that against the extent to which the development makes a positive contribution within, having considered the following characteristics:</u> | To emphasis safety as an overarching principle of design and provide clarification for means of assessment | RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.9.8 As discussed in Matter 4 hearing discussions on 04/02/2026 |
| MM17 | 35 | CC7 | Amend the first bullet point of the policy as follows: <u>Context – enhances the surroundings is based on a sound understanding of the features of the site and its surroundings; and is responsive to local history, culture and heritage; and enhances the site and its surroundings, where possible.</u> | To provide clarification for means of assessment and to avoid undue burden | As discussed in Matter 4 hearing discussions on 04/02/2026 |
| MM18 | 35 | CC7 | Amend the fifth bullet of the policy to read: <u>Nature – enhances and optimises nature by integrating existing and new natural features into a multifunctional network to support quality of place, biodiversity, water management and climate change mitigation. Schemes should retain existing trees and aim to establish new trees be consistent with EN14 in respect of trees.</u> | To avoid undue burden and repetition | As discussed in Matter 4 hearing discussions on 04/02/2026 |
| MM19 | 41 | CC9 | Amend fifth bullet point under third paragraph of policy as follows: • Economic development services and infrastructure, including employment, skills and training development initiatives, <u>digital infrastructure</u> and childcare provision. | To refer to the importance of digital infrastructure as identified in LP011 | RBC Hearing Statement on Matter 4 [EX047] Paragraph 4.11.10 |
| MM20 | 52-53 | EN4 | Amend the policy as follows: Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological, <u>landscape</u> or historical significance which may include the appearance, character and setting of the asset. Planning permission may be granted in cases where a proposal could result in substantial harm to or loss of a locally important heritage asset only where it can be demonstrated that substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. that the benefits of the development significantly outweigh the asset's significance. The effect of an | To ensure that language is closely aligned with the NPPF and that protections may be applied to landscape considerations; for instance, a locally-listed park or garden. To ensure alignment with paragraph 4.2.24 | As discussed in Matter 5 hearing discussions on 05/02/2026 |

| Modification Number | Page number [LP003b] | Policy/Paragraph [LP003b] | Main Modification | Reason for Main Modification (linked to soundness requirements) | Link to Hearing Statement with Matter No. where relevant |
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| | | | <p><u>application on the significance of a non-designated heritage asset should be taken into account in determining the application.</u></p> <p><u>In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> <p>Where it is accepted by the decision-maker <u>Local Planning Authority</u> that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant <u>while avoiding pastiche</u>. This may include appearance, scale and architectural quality.</p> | | |
| MM21 | 53 | 4.2.20 | <p>Amend paragraph 4.2.20 as follows:</p> <p><u>Local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment and</u> the Council has established and maintains a List of Locally Important <u>Buildings Assets</u>. The local significance of assets may become known at any time throughout the duration of this plan and the list will be revised dependent on any new information. Criteria for inclusion of locally listed assets can be found in Appendix 2. Local heritage assets do not qualify for statutory listing and are not protected from loss in the same way as listed assets or Conservation Area designations. It should be recognised that seeking the reuse of historic buildings and, where appropriate, their modification to reduce carbon emissions and secure sustainable development, without harming the significance of the heritage asset and its setting, helps to mitigate the effects of climate change. Therefore, buildings on the Local List should be re-used, where possible.</p> | To ensure that language is closely aligned with the NPPF and that protections may be applied to landscape considerations; for instance, a locally-listed park or garden | As discussed in Matter 5 hearing discussions on 05/02/2026 |
| MM22 | 53 | 4.2.21 | <p>Amend paragraph 4.2.21 as follows:</p> <p><u>For clarification purposes, this policy is not intended to be applied to heritage assets with national designation, such as listed buildings, nor other types of non-designated heritage assets, e.g. to identified buildings of townscape merit in conservation areas.</u></p> | To clarify what the policy refers to, so that it is effective. | RBC Hearing Statement on Matter 5 [EX048] Paragraph 5.1.7 |
| MM23 | 67 | EN12 | <p>Amend criterion b) of policy as follows:</p> <p><u>b) Biodiversity Net Gain</u></p> <p><u>Except for householder applications there will be no net loss of biodiversity on development sites. On all development sites, a 10% Biodiversity Net Gain (BNG) must be achieved, except that which is exempt as set out within The Biodiversity Gain Requirements (Exemptions) Regulations 2024 or as amended. The 10% BNG should be delivered on-site wherever possible. However, if on-site provision is not achievable, or Readings Green Network can be more coherently enhanced through off site provision, off-site gain can be pursued, in accordance with the Biodiversity Gain Hierarchy. Where practicable off-site provision should be directed towards areas within the bBorough and identified in the Council's Natural Environment SPD, BLNRS (or Biodiversity Opportunity Areas (BOAs) until such a time as the BLNRS and the SPD is in place).</u></p> | <p>See EX099 which clarifies the position with the proposed changes to Biodiversity Net Gain that result in the need to reinstate the no net loss requirement.</p> <p>To bring the policy up-to-date as the BLNRS is now published and the SPD is unlikely to be produced.</p> <p>To reflect the replacement of SPDs with a Supplementary Plan for effectiveness.</p> <p>To ensure that the statement around irreplaceable habitats is consistent with national policy, in</p> | <p>RBC Hearing Statement on Matter 5 [EX048] Paragraph 5.7.7</p> <p>Matter 5 hearings discussion on 05/02/2026</p> |

| Modification Number | Page number [LP003b] | Policy/Paragraph [LP003b] | Main Modification | Reason for Main Modification (linked to soundness requirements) | Link to Hearing Statement with Matter No. where relevant |
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| | | | <u>Notwithstanding the above development that results in the loss or deterioration of 'irreplaceable habitats' will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.</u> | line with a point made by the University of Reading. | |
| MM24 | 67 | EN12 | Amend fifth bullet point of criterion c) of policy as follows: <ul style="list-style-type: none"> <u>Provide wildlife friendly landscaping using wildlife-friendly species (preferably native) as appropriate; and ecological enhancements (such as wildlife ponds, and bird nesting and bat boxes/roosting opportunities integral within new buildings (such as universal swift bricks and integrated bat bricks-boxes or tiles) wherever practicable; and</u> | To respond to representation from Swifts Local Network: Swifts and Planning Group to ensure policy is effective | RBC Hearing Statement on Matter 5 [EX048] Paragraph 5.7.10 |
| MM25 | 68 | EN12 | Amend fourth bullet point of criterion d) of policy as follows: <ul style="list-style-type: none"> <u>Not cover over watercourses Not culvert watercourses and de-culvert watercourses wherever possible</u> | To improve the clarity of the policy for effectiveness, in line with a point made by the Environment Agency. | Matter 5 hearings discussion on 05/02/2026 |
| MM26 | 71 | 4.2.66 | Amend paragraph as follows: <u>The Statutory Metric is a spreadsheet tool for calculating habitat losses or gains from a project using habitats, measured using Habitat, Hedgerow and Watercourse Units as a proxy measure for biodiversity. It is accompanied by an excel spreadsheet calculator that assigns values to habitats before a change and assumed habitat values after the change. Development needs to result in a net gain in Habitat Units as measured with the Statutory Metric. The Statutory Metric should also be used to demonstrate no net loss of biodiversity even where Biodiversity Net Gain does not apply.</u> | To clarify statutory requirements See EX099 which clarifies the position with the proposed changes to Biodiversity Net Gain that result in the need to reinstate the no net loss requirement. | RBC Hearing Statement on Matter 5 [EX048] Paragraph 5.7.13 Matter 5 hearings discussion on 05/02/2026 |
| MM27 | 72 | 4.2.72 | Amend paragraph as follows: <u>At present, there are no established schemes to provide off-site BNG within the Borough of Reading. Details of The Council's approach to off-site habitat delivery will be provided within the Natural Environment SPD. Although these may emerge over time, it is acknowledged that given the urban nature of the Borough, the availability of off-site gains within the Borough boundary may at least in the first instance be limited. Therefore, off-site provision may need to be delivered outside of Reading Borough. Applicants are however advised that the provision of offsite habitat units close to the application site and within the Borough may help demonstrate compliance with the Biodiversity Gain Hierarchy and the Mitigation Hierarchy referred to above. The BLNRS identifies opportunities for enhancements for biodiversity within Reading and other Berkshire authorities, and this should help to identify appropriate opportunities for off-site delivery where they match up with established schemes as these arise. As well as those habitats already defined, there are many undesignated sites where there may be important biodiversity interest. The overall principle here is that there should be no net loss of biodiversity, and a net gain, as supported by the NPPF, wherever it can be achieved. Ecological information supplied should be in accordance with the British standard for biodiversity management, BS42020. A mitigation hierarchy approach, as set out in paragraph 118 of the NPPF, will be used to consider the loss of on-site biodiversity. In exceptional circumstances where the benefits of development outweigh the loss, and where the mitigation hierarchy has been followed, off-site compensation may be acceptable. There are established metrics for considering off-site mitigation at a national level,</u> | To bring the policy up-to-date as the BLNRS is now published and the SPD is unlikely to be produced. To reflect the replacement of SPDs with a Supplementary Plan for effectiveness. To correct errors. | RBC Hearing Statement on Matter 5 [EX048] Paragraph 5.7.7 Matter 5 hearings discussion on 05/02/2026 |

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| | | | including those described in DEFRA's biodiversity offsetting guidance⁷⁴, and more specific local metrics may be produced during the plan period. | | |
| MM28 | 73-74 | 4.2.76 | Amend paragraph as follows: Whilst no part of Reading Borough falls within an a National Landscape Area of Outstanding Natural Beauty (AONB) , there are two AONBs National Landscapes in close proximity. The Chilterns AONB National Landscape runs along part of the boundary between Reading and South Oxfordshire, but does not cross it. It is vital that the rural-urban fringe at this point is managed to ensure that development does not jeopardise the characteristics of the AONB National Landscape . A review by Natural England of the Chilterns National Landscape boundary is underway, and this may change the degree to which the boundary interacts with Reading's boundary, but at the time of preparing this plan no amended boundary is available. The North Wessex Downs AONB National Landscape is, at its closest point, 200m west of the Borough boundary at Tilehurst. Therefore there are fewer visual linkages, but development in this area must nevertheless take into account any impact on this AONB National Landscape . | To reflect the decision to cancel the Chilterns National Landscape extension, ensuring that the plan is justified. | RBC Hearing Statement on Matter 5 [EX048] Paragraph 5.8.1 |
| MM29 | 74 | EN14 | Amend criterion 5 b. as follows <u>b. Planting should consider the historic environment as appropriate and avoid potential future harm to designated heritage assets informed by an understanding of the significance of any heritage assets that would be affected;</u> | To make clear that tree planting should consider heritage assets so that it is effective | RBC Hearing Statement on Matter 5 [EX048] Paragraph 5.9.9 and Statement of Common Ground with Historic England [EX014]. |
| MM30 | 84 | EN18 | Amend first sentence of the third paragraph of the policy as follows: All <u>major</u> development must incorporate sustainable drainage systems (SuDS) [...] | To clarify that SuDS requirements do not apply to minors | As discussed at Matter 5 hearing session on 05/02/2026 |
| MM31 | 86 | 4.2.113 | Amend final sentence of paragraph as follows Depending on the vulnerability of development proposed, and the flood risk classification, different allowances should be taken into account. the appropriate allowance must be taken into account within the Flood Risk Assessment. The SFRA models and maps allowances of 25%, 35% and 70%, which correspond to the upper end allowances for the Thames basin. | To clarify FRA requirements to ensure that the plan is effective | RBC Hearing Statement on Matter 5 [EX048] Paragraph 5.11.8 |
| MM32 | 88 | EN19 | Amend first sentence of policy as follows: <u>Proposals must demonstrate how an appropriate proportion of green cover will be delivered on site through an Urban Greening Factor (UGF) assessment. This may include both existing and newly established landscaping. These requirements will only apply to the types of applications listed in the table below.</u> | To clarify which proposals are subject to UGF | As discussed at Matter 5 hearing session on 05/02/2026 |
| MM33 | 88 | EN19 | Delete the third row of the table as follows: <u>Non-householder applications that are Biodiversity Net-Gain (BNG) exempt (as they are below the de-minimis threshold)</u> <u>50%</u> | To account for recent changes in national policy | As discussed at Matter 5 hearing session on 05/02/2026 |

| Modification Number | Page number [LP003b] | Policy/Paragraph [LP003b] | Main Modification | Reason for Main Modification (linked to soundness requirements) | Link to Hearing Statement with Matter No. where relevant |
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| MM34 | 89 | EN19 | <p>Addition of footnote to the final sentence of the policy as follows:</p> <p><u>Where detailed landscaping plans have not been provided at application stage, the Council may impose a condition for plans to be submitted at a later stage that are in accordance with the UGF assessment and site plans.</u>⁹⁶</p> <p>⁹⁶For outline planning permissions, a condition will be attached requiring final UGF calculation to be submitted at Reserved Matters stage which demonstrates compliance.</p> | To provide clarification on how this will be applied for Reserved Matters and Outline permissions | As discussed at Matter 5 hearing session on 05/02/2026 |
| MM35 | 90 | 4.2.125 | <p>Addition of sentence to the paragraph as follows:</p> <p><u>The requirements of UGF are not to be used in place of other policy requirements, such as the requirements for mandatory BNG or any requirements through Policy EN12. Any greening elements used to meet BNG requirements can be "double-counted" to meet UGF requirements.</u></p> | To clarify that UGF greening elements themselves are not in addition to elements included for BNG | As discussed at Matter 5 hearing session on 05/02/2026 |
| MM36 | 92 | 4.3.4 | <p>Amend second sentence of paragraph as follows:</p> <p>The results of the <u>EDNACDNA</u> are summarised in the box below, but in summary it is considered that the figures that Reading needs to plan for between 2013-2023 and 2036-2041 are:</p> | To correct an error to ensure that the plan is effective. | RBC Hearing Statement on Matter 6 [EX049] Paragraph 6.1.11 |
| MM37 | 99-100 | 4.4.2 and 4.4.3 | <p>Amend as follows:</p> <p>4.4.2 The SHMA identifies Reading as being part of a Western Berkshire Housing Market Area, together with West Berkshire, Wokingham and Bracknell Forest. Within this area, an 'objectively assessed need' is identified for a total of 2,855 new homes every year up to 2036. Reading's share of this need is 699 homes per year, or a total of 16,077 between 2013 and 2036. The expectation in the NPPF is that local planning authorities should meet their need unless they can demonstrate that doing so is not possible. The NPPF expects local plans to assess housing needs by using a standard methodology, detailed in Planning Practice Guidance. Using the figures for 2024, the standard methodology would result in a need for 878 new homes in Reading per year. As the Partial Update to the Local Plan was examined under the 2023 version of the NPPF under the transitional arrangements detailed in NPPF paragraph 234, it is the standard method set out in the 2023 NPPF and accompanying Planning Practice Guidance that is relevant. It is important to note that, because Reading is one of the 20 largest urban areas in England, the methodology includes a 35% uplift which makes a significant difference to the level of homes proposed, but which is not based on actual levels of local need.</p> <p>4.4.3 To determine the actual level of local housing need in Reading, a Housing Needs Assessment (HNA) was undertaken, which was finalised in 2024. This identified Reading's housing need to 2041 as being 735 homes per year, or a total of 13,230 between 2023 and 2041. It is considered that there are exceptional circumstances in Reading that justify using this local assessment of need rather than the standard methodology. In particular, Reading is in the unusual situation that the standard methodology (if the urban uplift is excluded) would result in a housing need that is too low, whilst the inclusion of the urban uplift results in a housing need that is too high. In addition, Reading is in a unique position of being by some distance the smallest of the authorities affected by the urban uplift (outside London) in terms of both spatial area and existing population, which makes the application of an arbitrary urban uplift that applies only to the biggest cities inappropriate here. The standard</p> | Identified in paragraphs 8 and 9 of Inspector's letter following Stage 1 hearings [EX030] to make the plan sound. | Matter 2 Not in Hearing Statement |

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| | | | <p>method results in a need of 822 homes per year based on 2025 data, and this forms the basis in terms of need for policy H1. This is calculated as follows:</p> <ul style="list-style-type: none"> • Step 1 – setting the baseline – 501 • Step 2 – an adjustment to take account of affordability – 609 • Step 3 – capping the level of any increase – 609 • Step 4 – cities and urban centres uplift – 822 <p>4.4.3 However, Reading is a very tightly defined urban area, and sites for new development are limited. The undeveloped land that does exist is mainly either in the functional floodplain or is important public open space. Provision of new housing therefore involves a heavy reliance on previously developed land, and the supply of such sites constrains the amount of housing that can be delivered in the Borough. The Council therefore needs to set targets for housing provision that are capable of being met.</p> | | |
| MM38 | 106 | H3 | <p><i>Amend criterion 3 of policy as follows.</i></p> <p><i>3. In the event that a policy-compliant affordable housing contribution cannot be secured at application stage, a deferred contribution mechanism will be included in a Section 106 agreement that, based on the conclusion of a later viability review required at an agreed level of occupancy, secures an appropriate proportion of any increased profits over and above those identified at application stage as a financial contribution towards affordable housing.</i></p> | To ensure that the plan sets out the terms of engagement on deferred contributions in line with Planning Practice Guidance. | RBC Hearing Statement on Matter 3 [EX046] Paragraph 3.11.2 |
| MM39 | 107 | 4.4.21 | <p><i>Amend the first two sentences of paragraph 4.4.21 as follows:</i></p> <p>4.4.1921 The Berkshire (with South Bucks) Strategic Housing Market Assessment Reading Housing Needs Assessment (SHMAHNA, 20162024) has once again emphasised the critical need for affordable housing within Reading as well as the remainder of Berkshire. The SHMA HNA identified a need for 406 new additional affordable homes per year in Reading, which represents the majority a substantial proportion of the overall housing required.</p> | Consequential change as a result of MM1.2 identified in paragraphs 8 and 9 of Inspector's letter following Stage 1 hearings [EX030] to make the plan sound. | Matter 2 Not in Hearing Statement |
| MM40 | 109 | 4.4.27 and 4.4.28 | <p><i>Amend paragraph as follows and renumber subsequent paragraphs</i></p> <p>4.4.27 However, viability assessments are a snapshot in time. Although a viability assessment at application stage may have justified a reduced affordable housing contribution, circumstances may have improved by the time that development takes place, such that an improved affordable housing contribution would be viable. A deferred contribution mechanism will therefore be included within Section 106 agreements for developments where viability has justified a reduced affordable housing contribution to secure some of the uplifted profit towards affordable housing.</p> <p>4.4.28 The Affordable Housing SPD provides more detail on how this deferred contributions will work in practice and includes a formula for a profit share approach which will generally be used. It will be based on a late viability review undertaken on a comparable basis to the viability assessment at application stage and linked to an agreed stage of occupation of the development, generally either upon 75% occupation or at twelve months after first occupation, unless another approach is agreed between</p> | To ensure that the plan sets out the terms of engagement on deferred contributions in line with Planning Practice Guidance. | RBC Hearing Statement on Matter 3 [EX046] Paragraph 3.11.2 |

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| | | | <p>the parties. For very large or phased developments there may need to be multiple triggers.</p> | | |
| MM41 | 112-114 | H5 | <p>H5: SPACE AND ACCESSIBILITY STANDARDS FOR NEW HOUSING (Strategic policy)</p> <p>New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:</p> <p>a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.</p> <p>b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations. achieve water neutrality, where possible. As a minimum, all water fittings and appliances within new build housing should be compliant with the 'optional' standard outlined in Table 2.2 Part G of the Building Regulations which requires a fittings approach¹¹².</p> <p>c. All major new build residential development should be designed to achieve zero carbon homes. All other new build housing will be required to achieve net-zero development as defined in Policy CC2 and to achieve the following (calculated using a methodology proven to accurately predict a building's actual energy performance:</p> <ul style="list-style-type: none"> • Site average space heating demand of 15-20kWh/m2/annum; • Site average of total energy demand less than 35kWh/m2/annum; • No single dwelling unit to have a total energy demand in excess of 60kWh/m2/annum, irrespective of the amount of on-site renewable energy production; and • On-site renewable energy generation to match total energy use over the course of the year, with a preference for roof-mounted solar PV. <p>Exceptional basis clause: In cases where the above points cannot be met for technical, viability or other policy reasons (such as heritage), the highest possible standards are required. In these cases, an applicant must demonstrate the extent to which the requirements can be met. For major developments of 1,000 sqm or more, applicants must also either:</p> <ul style="list-style-type: none"> • Enter into a legal agreement to provide renewable energy infrastructure off-site equivalent to at least offsetting the additional energy requirements not achieved on site; or • Provide a financial contribution to the LPA of a value sufficient enough to offset the remaining performance not achieved on site (a minimum contribution of £5K and a maximum contribution of £15K per dwelling unit will be required); or • Demonstrate the buildings will be connected to a heat network; or • Demonstrate that the proposal is compliant with Passivhaus Plus or Premium or Passivhaus Classic supplemented with evidence of meeting on-site renewable generation requirements (or equivalent accreditation scheme that is demonstrated to be consistent with the requirements of the policy). <p>c. In cases where the points cannot be met for reasons of viability, an Energy Statement must set out in full the degree to which the requirements can be met in order to enable the development to become viable.</p> <p>d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013</p> | To restructure CC2 and H5 for clarity, including moving the energy elements of H5 to CC2 | As discussed at Matter 4 hearing session on 04/02/2026 |

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| | | | <p><i>Building Regulations. An Energy Statement should include pre-built estimates and as-built calculations prior to occupation. Weight will be given to proposals which demonstrate a commitment to on-going monitoring post-occupation which can be clearly communicated to the occupier.</i></p> <p><i>e. b. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).</i></p> <p><i>f. c. On developments of 20 or more new build dwellings, at least 510% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be 'wheelchair adaptable' as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.</i></p> | | |
| MM42 | 114-117 | 4.4.39 – 4.4.50 | <p>4.4.3739 The Government has sought to consolidate the wide range of standards required for new housing across the country. The approach has been to rely on minimum requirements in the Building Regulations for most matters, but to set a small number of 'optional' national standards over and above the Building Regulations minima, which local planning authorities can choose to apply in their areas. These 'optional' standards cover internal space, water efficiency and accessibility. Local planning authorities cannot seek any additional, or higher, standards for new housing. The 'optional' water efficiency standard is required under policy CC2.</p> <p>4.4.3840 These 'optional' standards can only apply where a policy is included in a Local Plan. This policy therefore applies those standards in Reading Borough. It should be noted that the standards are only 'optional' for the local planning authority to apply in their areas, but that once applied, compliance in line with the policy is compulsory. Conditions will be applied to relevant planning permissions to ensure compliance with the policy. For water efficiency and accessibility, the standards will be applied through the Building Regulations. Planning conditions may be required to secure compliance. Where references to the Building Regulations in the policy change, the requirement shall be taken to refer to the most up-to-date standard. Housing in the centre will also need to consider the requirements of policy CR6. These standards apply to residential uses in the C3 use class only.</p> <p>4.4.3941 As recommended in Planning Practice Guidance, it is appropriate to avoid immediate application of new standards to allow time for any associated costs to be factored into developments, including land deals, as they emerge. It is considered that the date of adoption of the plan is appropriate, as the draft policy has been public since April 20172024.</p> <p>4.4.4042 Housing standards serve an important role in ensuring resident health and well-being. Providing the appropriate types of housing at affordable levels can reduce overcrowding, unhealthy living conditions, injuries in the home and social isolation¹¹³. Deprived residents are more likely to experience poor health outcomes as a result of substandard housing¹¹⁴.</p> <p><i>Internal space</i></p> <p>4.4.4143 Ensuring sufficient levels of internal space is essential to the quality of life of residents of the Borough, which is a key element of the vision for the Borough. The Council is concerned that a great deal of development has now taken place under permitted development rights that provides inadequate internal space. This cannot be controlled, but, where it is possible to do so, it is important to ensure that there is as much housing with adequate internal space as possible. However, it is considered that there is a distinction between what counts as adequate internal space within the</p> | To restructure CC2 and H5 for clarity, including moving the energy elements of H5 to CC2 | As discussed at Matter 4 hearing session on 04/02/2026 |

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| | | | <p>centre of Reading and elsewhere. The expectations of those choosing to live in the centre of Reading, in terms of both internal and external space, as well as issues such as noise, tend to be different to those in other parts of the Borough. In addition, in central Reading, applying the space standard could have the effect of reducing the ability of the area to make its expected portion of the housing need, as many existing developments, including some that are well-regarded, would not have gone ahead in their current form were the space standard in force.</p> <p>4.4.4244 However, even where it does not apply, the nationally prescribed <u>described</u> space standard offers a useful point of reference and a good basis for design of new developments. The standard as of <u>at</u> March 2015 is set out below, and requires that:</p> <ol style="list-style-type: none"> a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 4.7 below; b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom; c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5 sq m and is at least 2.15m wide; d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 sq m; e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide; f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1 sq m within the Gross Internal Area); g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all; h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72 sq m in a double bedroom and 0.36 sq m in a single bedroom counts towards the built-in storage requirement; i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area | | |
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Figure 4.75: Minimum gross internal floor areas and storage (sq.m)

| Number of bedrooms (b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|------------------------|--------------------------------|--------------------|--------------------|--------------------|------------------|
| 1b | 1p | 39 (37)* | | | 1.0 |
| | 2p | 50 | 58 | | 1.5 |
| 2b | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |
| | 8p | 117 | 124 | 130 | |
| 5b | 6p | 103 | 110 | 116 | 3.5 |
| | 7p | 112 | 119 | 125 | |
| | 8p | 121 | 128 | 134 | |
| 6b | 7p | 116 | 123 | 129 | 4.0 |
| | 8p | 125 | 132 | 138 | |

4.4.4345 The full standard can be viewed on the gov.uk website¹¹⁵.

Water efficiency

4.4.4446 In terms of water efficiency, there is a clear need to ensure that the highest possible standards are in place, particularly given the likely effects of climate change. The Thames Water area is classed as a 'water stressed area' by the Environment Agency, and the Thames River Basin Management Plan stresses the importance of demand management in the area. For clarity, the tighter water efficiency standard referred to here and set out in the Building Regulations is 110 litres per person per day in the policy is set out in the 'Optional' standard within Part G of the Building Regulations and should be achieved through a fittings approach.

4.4.46 Reading Council encourages all new housing development to utilise Thames Water's 'environmental incentive' which offers financial assistance to achieve high performance levels for water fittings and appliances, the inclusion of water reuse technologies (rainwater and/or greywater recycling), and water neutrality.

Emissions

4.4.4547 Reading's Climate Change Strategy (Reading Means Business on Climate Change 2013-2020) The Reading Climate Emergency Strategy 2020-2025 sets challenging targets for tackling the Borough's contribution to climate change, and aims to reduce Reading's carbon footprint by 34% by 2020 in comparison to 2005 levels achieve a net zero carbon Reading by 2030. One of the Strategy's strategic principles is that buildings in Reading should be built to high standards of energy efficiency incorporating on-site renewable energy where possible. Given the scale of residential development in Reading up to 2041³⁶, achieving the aims of the Climate

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| | | | <p>Change Strategy will not be possible without that development having a minimal impact on carbon emissions.</p> <p>4.4.46 Therefore, the requirement will be that major new housing is built to zero carbon homes standard. A revised Sustainable Design and Construction SPD to be produced in 2019 will contain more detail on achieving this requirement, but in general, where homes are not designed to be carbon neutral, this will mean as a minimum a 35% improvement in the dwelling emission rate over the 2013 Building Regulations plus a contribution of £1,800 per tonne towards carbon offsetting within Reading (calculated as £60 per tonne over a 30 year period). Where it is proposed to meet the zero carbon homes requirement in another way, clear evidence should be provided to demonstrate how it will be achieved at planning application stage. Zero carbon homes is an achievable standard that, until recently, was intended to be a national requirement in the Building Regulations. All other housing should be built to a level equivalent to the emissions requirement of former Code for Sustainable Homes Level 4, which is a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations. Where the 19% reduction in carbon dioxide emissions cannot be achieved on site, an offset may be possible through planning contributions. Further guidance on such an off set will follow the Local Plan.</p> <p>Accessibility</p> <p>4.4.474846 There are two levels of 'optional' standards for accessibility. M4(2) of the Building Regulations is for accessible and adaptable dwellings, and relates to relatively straightforward design measures that can allow homes to be adaptable as the needs of the occupier change. In that sense, it is broadly in the same vein as Lifetime Homes, although not identical. M4(3) relates more specifically to wheelchair user housing. The specific requirements can be seen in the Part M approved document. In terms of part M4(3), Part M distinguishes between 'wheelchair accessible' dwellings (which apply only where the Council is responsible for allocating or nominating an individual) and 'wheelchair adaptable' dwellings (which can apply to any homes), and the policy therefore reflects this distinction.</p> <p>4.4.484947 The requirements for wheelchair housing have been set at a level that would allow Reading to meet its expected requirement. The need for wheelchair user housing is expected to grow with an ageing population, and this has been factored into the requirements. In terms of accessible and adaptable homes, it is more difficult to identify a specific requirement. This standard is about more than addressing specific needs, rather it is a changing approach, which enables those who may not have specific needs now to remain in their homes as their circumstances change. Since it involves relatively simple design features, it is considered that 100% of new dwellings can be built to this standard without it being an overly onerous requirement.</p> <p>4.4.495049 In terms of applying the 510% requirement, where it would result in a fraction of a wheelchair user dwelling, provision should be to the nearest whole dwelling. For instance, 510% of a development of 35 homes would be 4.753.5, which should result in provision of two-four homes.</p> | | |
| MM43 | 123-125 | 4.4.62 - 4.4.78 | <p><i>Amend paragraphs as follows:</i></p> <p>4.4.60-62 Conversions, either individually or cumulatively, can also have a harmful impact on the character of the area through unduly diluting mixed and sustainable communities. In certain parts of the Borough, there are high concentrations of flat conversions and houses in multiple occupation, in part reflecting the very high student population which is especially prevalent around the University. Given that students are predominantly present during term time only, it can leave some roads and areas</p> | To ensure that the policy is effective by improving the structure and content of the supporting text | RBC Hearing Statement on Matter 3 [EX046] Paragraph 3.16.9 |

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| | | <p>feeling quite dormant at other times, failing to achieve a mixed and sustainable community. In locations with already high numbers of flats or houses in multiple occupation, conversions to single family housing could help create a more mixed and sustainable community. <u>For this reason, the policy seeks to control the concentration of houses in multiple occupation (HMOs) and flat conversions by applying a limit to the amount of HMOs and/or flat conversions within close proximity of an application property.</u></p> <p>4.4.643 This policy relates to both small and large <u>Houses in Multiple Occupation (HMOs)</u> in addition to conversions to flats. A small HMO (those occupied by 3-6 unrelated individuals sharing one or more basic amenity/ies) falling within a C4 use class has permitted development rights to change between the C4 and C3 (general residential) use classes without the need for a planning application, unless it is subject to an Article 4 direction (see below).</p> <p>4.4.62-64 If there are more than six unrelated occupants sharing one or more basic amenities, the property is likely to be classed as a 'large HMO' (sui generis) which will be outside use class C4. Planning permission will always be required for a change to a large HMO.</p> <p>4.4.63-65 In areas where there is considered to be a need to control the spread of HMOs, the Council can introduce an 'Article 4 direction', which removes the automatic right to convert a dwellinghouse to a small HMO, and means that planning permission is required. Two such directions have so far been introduced – in a large area covering much of Katesgrove, Park and Redlands wards close to the University, and in a smaller area covering Jesse Terrace in west Reading. Details of these areas can be found on the Council's website¹²¹. If any new directions are introduced after publication of this Plan, those details will also be on the website.</p> <p><u>4.4.66 It is important to ensure that conversions under this policy do not unduly harm an existing mixed and sustainable community through the significant loss of single family housing in line with the policy criterion 2 b. However, the different characteristics of areas within and outside the Article 4 areas mean that different 'threshold' approaches apply depending on whether or not a property falls within an Article 4 direction area covering small HMOs as set out in points 3 and 4 of the policy.</u></p> <p><u>Threshold approach within the Article 4 areas</u></p> <p>4.4.64-66-67 In ensuring that any change of use to a HMO within the area covered by the Article 4 Direction, either individually or cumulatively, does not unduly dilute or harm an existing mixed and sustainable community through the significant loss of single family housing in line with the policy, the following guidance will be used to determine a planning application for change of use from C3 (dwellinghouse) to a HMO within an Article 4 area that controls small HMOs.</p> <p>4.4.65-67-68 Planning permission will not normally be granted <u>for an HMO</u> where the proportion of HMOs (either C4 or sui generis) will result in HMOs representing 25% or more of the residential properties within a circle of 50m radius measured from the application site.</p> <p><u>Threshold approach outside the Article 4 areas</u></p> <p><u>4.4.69 Outside an Article 4 area that controls small HMOs, the nature of the type of development that could threaten a mixed and balanced community is different and includes both HMOs and flat conversions. In these locations, planning permission will not normally be granted for HMOs or conversions to flats where the combined proportion of HMOs (either C4 or sui generis) and properties that have been converted to flats will result in HMOs and converted properties representing 50% or</u></p> | | |
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| | | <p><u>more of the residential properties within a circle of 50m radius measured from the application site. Planning permission will also not normally be granted where the application is for an HMO and the area falls within the 30% most deprived areas in England according to the latest Indices of Multiple Deprivation, or where there is other evidence of dilution of a mixed and balanced community.</u></p> <p><u>Applying the threshold approaches in practice</u></p> <p><u>4.4.70 For the avoidance of doubt in applying the threshold approaches outlined in this policy, residential properties in this case means residential buildings rather than residential dwellings (i.e. a dwelling that has been converted to two flats is one property for these purposes).</u></p> <p>4.4.66 68-71 The centre of the radius will be the front door of the property. A 50m radius will be drawn from this point and any properties or any part of a building falling within the radius will be taken into account in the assessment. If a part of a building falls within the circle and partly without, then the property will form a part of the assessment.</p> <p>4.4.67 69-72 Where the radius includes properties that lie outside Reading Borough's administrative boundaries (for example they fall within Wokingham Borough boundary), they will not be taken into account in the assessment and only those properties in Reading Borough will contribute to the assessment.</p> <p>4.4.68 70-71 Where the radius includes entire buildings falling within an A, B, C1 or C2, D or sui generis use class (apart from a sui generis HMO) they will be discounted from the total number of buildings in the radius. Similarly, purpose-built flats will be discounted from the total number of buildings in the radius. Any existing flat conversions will be included in the number of C3 dwellings and will not be included in the number of HMOs for the purposes of the threshold calculation.</p> <p>4.4.69 71 72 The Council will use information available to it to identify which properties are within an HMO use (either C4 or sui generis) <u>or have been converted to flats</u>. It is anticipated that the information to calculate the percentage will initially be based primarily on Environmental Health and Council Tax information, given data protection and other regulations preventing the use of certain information. Where there is significant doubt as to whether a property is an HMO, it will not be counted towards the threshold. For the avoidance of doubt, the application property will be taken into account in calculating this percentage of properties.</p> <p>4.4.70 72 73 The applicant should also undertake their own estimate of the number of HMOs <u>and, where applicable, flat conversions</u> to accompany the planning application and provide all of their supporting data. It is advised that pre-application advice is sought prior to submitting any planning application.</p> <p>4.4.71 73-74 Planning permission will be required to change the use of a small HMO to a large HMO, or to intensify the use of a lawful large HMO (without any physical extension or external alteration to the property) by increasing the number of occupiers. In this instance the threshold limit will not be triggered as the HMO has already been established in the street and, therefore, have no further effect on the concentration of HMOs and balance and mix of households in the local community.</p> <p>4.4.74 The same technical approach as set out above should be used when calculating the 50% threshold for proposals for HMOs or flat conversions in all areas not covered by the Article 4 direction area.</p> <p>4.4.75 In part 2.h of the policy, there is a requirement for 25% of flats resulting from a flat conversion to be two-bedroom or more. The purpose of this is to retain some</p> | | |
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| | | | <p>larger accommodation. For clarity, the retention of a two-bedroom flat does not fully mitigate the impact of the loss of a three-bedroom dwelling or larger and does not therefore mean that other parts of the policy around a mixed and balanced community and the threshold approach have been complied with.</p> <p><u>Sandwiching</u></p> <p><u>4.4.76 75 'Sandwiching', as referred to in criterion 2.i, where a proposal for a conversion would result in a dwellinghouse being located directly between two HMOs should be avoided, due to the noise and disturbance issues that can arise, particularly in locations where there are thin party walls without sound insulation. Avoiding 'sandwiching' of HMOs also contributes towards maintaining a mixed and balanced community. For the avoidance of doubt, 'sandwiching' only applies where a property would directly adjoin an HMO on either side with a party wall. It would not apply where, on one side, a dwellinghouse is separated from the HMO property by a gap such as a road, pathway or side garden.</u></p> <p><u>4.4.77 76 Proposals which resolve a situation where a dwellinghouse is sandwiched between two HMOs will be given weight in planning decisions.</u></p> <p><u>Retaining larger dwellings within flat conversions</u></p> <p><u>4.4.77 In part 2.h of the policy, there is a requirement for 25% of flats resulting from a flat conversion to be two-bedroom or more. The purpose of this is to retain some larger accommodation. For clarity, the retention of a two-bedroom flat does not fully mitigate the impact of the loss of a three-bedroom dwelling or larger and does not therefore mean that other parts of the policy around a mixed and balanced community and the threshold approach have been complied with.</u></p> <p><u>Further information</u></p> <p><u>4.4.72-78 It is important to read this policy in conjunction with Policy CC8 on safeguarding amenity, as many of the planning issues associated with house conversions relate to impacts on neighbours. The Supplementary Planning Document (SPD) on Residential Conversions provides further guidance on these points including worked examples of the threshold approaches. The method for calculating nearby HMOs using a 50m radius reflects current practice, but this may be amended by any future changes to the SPD.</u></p> | | |
| MM44 | 132 | 4.4.104 | <p><i>Amend paragraph as follows:</i></p> <p><u>4.4.98104 The SHMA HNA (20162024) looked at the issue of need for additional student housing. It anticipates a growth in student numbers at the University of Reading from 13,135 in 2015 to 16,095 in 2018. However, the SHMA notes that, as this is in line with historic high student numbers, that it should not result in the need for significant new accommodation. More recent evidence from the University indicates that this growth, underpinned by changes to the tuition fee system and the removal of student number controls, has indeed generated a need for new accommodation. In 2016/17, 74% of students were from outside the South East, and 28% were from outside the UK, and these groups are particularly reliant on student accommodation. It notes, based on information from the Higher Education Statistics Agency (HESA) that full-time student numbers have remained relatively unchanged at the University of Reading between 2017 and 2022. It did not identify a specific need for additional purpose built student accommodation, although it did note that the impacts of the Covid pandemic will have impacted figures over this period. Ultimately, the need for accommodation is very dependent on any growth plans at the University, and, although there are no current firm plans for expansion, this is subject to change. The University will continue to keep this under review in order to support and deliver any</u></p> | To ensure that the plan is justified and effective in response to a representation from the University of Reading. | RBC Hearing Statement on Matter 3 [EX046] Paragraph 3.17.5 Matter 3 hearings discussion on 03/02/2026 |

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| | | | <p><u>new buildings including student accommodation (either through new buildings, redevelopment/replacement, refurbishment, extension or repurposing/conversion of existing buildings for student accommodation) should this be required to meet the needs of the University. The University will continue to regularly engage with both the Council and Wokingham Borough Council as it implements the Estate Strategy and any successor strategy which may be prepared in the Local Plan period.</u> There-It is agreed that there is a current shortfall in University accommodation of around 1,000 bed spaces for first year students and, to address the anticipated growth to 2030 and to ensure additional capacity (for decanting space) to support the ongoing rolling programme of refurbishment and maintenance across University student accommodation. A across all years of study, for 201720212023/182224, 5,000 students were not housed in purpose built student accommodation 3,400 around 4,000 students were housed in rented accommodation other than university or private halls.</p> | | |
| MM45 | 146 | 4.5.8 | <p><i>Amend twelfth bullet point and insert new bullet point below it as follows:</i></p> <ul style="list-style-type: none"> • <u>Strategic and local pedestrian routes: As per the LCWIP, improvements to strategic and local pedestrian routes as identified in the latest version of the LCWIP will take place that follow the Healthy Streets principles.</u> • <u>Strategic, town centre and local cycle routes: The strategic cycle network (made up of the strategic, orbital and town centre routes shown in the latest version of the LCWIP) will be improved based on LCWIP and Healthy Streets principles, alongside an improved local cycle network using the local routes identified in the latest LCWIP.</u> | To ensure that the policy is effective | RBC Hearing Statement on Matter 7 [EX050] Paragraph 7.4.3 |
| MM46 | 153-154 | TR5 | <p><i>Delete second paragraph of policy as follows:</i></p> <p><i>Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.</i></p> <p><i>Development should make the following provision for electric vehicle charging points:</i></p> <ul style="list-style-type: none"> • All new houses with dedicated off-street parking should provide charging points; • Within communal car parks for residential or non-residential developments of at least 10 off-road parking spaces, 20% of spaces should provide an active electric vehicle charging point. <p><i>There will be a presumption in favour of electric vehicle charging infrastructure within Reading unless there are clear detrimental impacts on: accessibility by foot and cycle or by those with limited mobility; highway safety; residential amenity; important trees; or the significance of a heritage asset or its setting.</i></p> | To ensure that the plan is justified | Post Stage 2 Hearings Letter [EX101] Paragraph 14 |
| MM47 | 154 | 4.5.23 | <p><i>Amend paragraph as follows:</i></p> <p>Reading has local air quality issues linked to traffic and congestion, which are highlighted in reference to policy EN15 on air quality. Increased use of low-emissions vehicles would make a major contribution to tackling this issue, as well as helping to tackle carbon emissions. However, one of the main barriers to increased use of low-emissions vehicles is the lack of supporting infrastructure. Therefore, Therefore, for non-residential car parks with at least 10 spaces, at least 20% of spaces should provide an active charging point. <u>New residential development must adhere to the Building Regulations Approved Document S, which sets out specific requirements for such development, for example, the provision of a charging point per dwelling or per parking space.</u> new development should make adequate provision for electric vehicle</p> | To ensure that the plan is justified | Post Stage 2 Hearings Letter [EX101] Paragraph 14 |

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| | | | charging points. Where a house has its own off-street parking, this can be a relatively simple design measure factored into the construction, and should generally be achievable in all cases. Elsewhere, where at least 10 spaces are provided, 10% of spaces should contain active charging points. | | |
| MM48 | 158 | 4.6.9 | <p><i>Amend paragraph as follows:</i></p> <p>The Council worked jointly with Bracknell Forest Borough Council, Wokingham Borough Council and West Berkshire District Council to commission consultants to identify the need for additional retail and leisure development in the Western Berkshire Housing Market Area Reading to 2036/2041. The final Retail and Leisure Study Commercial Development Needs Assessment reported in May 2017/November 2024. It found a positive need for overprovision of 5,467-2,919 sq m of comparison goods floorspace (net) of 54,400 sq m (net) by 2036, much of which is required in the second half of the plan period after 2026 up to 2041. In terms of convenience goods, an overprovision a very small positive need of 428-727 sq m (net) was identified of 19,500 sq m (net) by 2036-2041. Our approach is to consider this as a whole, as no planning permission is generally required to change between convenience and comparison goods, unless it is controlled by planning condition. The Council's approach is also to treat this as very much a maximum, as there is considerable uncertainty about the retail landscape after 2026, when most of the need arises. As a result, no positive overall need for retail floorspace has been identified.</p> | To ensure that the policy is justified in relating fully to the evidence base and is effective in clarifying that the floorspaces are net. | RBC Hearing Statement on Matter 8 [EX051] Paragraph 8.1.4 |
| MM49 | 159 | RL3 | <p><i>Amend second bullet point in criterion a) as follows:</i></p> <p>• <i>There would be no net loss of 'centre uses' for 'non-centre uses' at the ground floor (apart from entrances to upper floors), particularly in the Key Frontages as identified on the Proposals Map, except in exceptional circumstances. On upper floors, other uses including residential ('living over the shops') will be acceptable.</i></p> | To ensure that the policy is effective | RBC Hearing Statement on Matter 8 [EX051] Paragraph 8.2.5 |
| MM50 | 162 | RL4 | <p><i>Amend section and policy title as follows:</i></p> <p><i>Betting Shops and Payday Loan Companies and Gambling Establishments</i></p> <p><i>RL4: BETTING SHOPS AND PAYDAY LOAN COMPANIES AND GAMBLING ESTABLISHMENTS</i></p> | To make the coverage of the policy clear | Matter 8 hearings discussion on 06/02/2026 |
| MM51 | 168 | After 4.7.9 | <p><i>Add new paragraphs to the supporting text to policy OU1 as follows:</i></p> <p><u>4.7.10 Healthcare provision has been recognised as one of the highest infrastructure priorities in policy CC9 and sufficient high quality healthcare provision is crucial to ensuring that Reading is a place in which people want to live and continue living. Provision of new or extended facilities will be required to support the level of growth planned in Reading. However, primary healthcare facilities differ from most other types of community use due to the complexities of how these facilities are funded, and there is a risk that, should healthcare facilities be planned without significant co-ordination between the relevant parties, including a primary care commissioner, they will not be able to be delivered.</u></p> <p><u>4.7.11 As a primary care commissioner, NHS Thames Valley Integrated Care Board (TV-ICB) has the delegated responsibility for the area including Reading to ensure all primary care provision is operationally and financially viable. Proposals for providing, extending or upgrading primary healthcare provisions will need to be agreed by TV-ICB or any successor body with similar responsibilities. However, TV-ICB has no dedicated capital funding for primary care estates development and it will be expected</u></p> | To set out how primary care facility provision will differ from other community facilities, to ensure the plan is effective. | Matter 9 hearings discussion on 05/02/2026 |

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| | | | <p>that developers of new or extended and/or reconfigured primary care facilities will carry out pre-project work at their own expense to identify the size of facility required and its adequacy to support the existing primary care facilities in the local area to support the new population growth, with the agreement of TV-ICB or any successor. Developers will also be expected to build and deliver the completed (i.e., “turnkey”) facility including its associated infrastructure to TV-ICB. Health Building Note 11-01: Facilities for primary and community care services¹ (or any successor document) provides best practice guidance on delivering primary and community care services.</p> <p>Add footnote as follows:</p> <p>¹⁴⁵NHS England » Health Building Note 11-01: Facilities for primary and community care services</p> | | |
| MM52 | 168 | OU2 | <p>Amend policy as follows:</p> <p><u>a. Proposals for hazardous substances consent, or development in the vicinity of hazardous sites or pipelines, will not be permitted unless it has been satisfactorily demonstrated that the amount, type and location of hazardous substances would not pose adverse health and safety risks to the surrounding population and environment; and that any necessary special precautions to limit other potential societal risks to acceptable degrees would be put in place prior to the development commencing.</u></p> <p><u>b. Any proposal for development within the Detailed Emergency Planning Zone (DEPZ) of AWE Burghfield (AWE B), shown on the Proposals Map or as subsequently amended, that would increase the residential or non-residential population and/or level of activity will not be acceptable be refused unless:</u></p> <ul style="list-style-type: none"> <u>it does not prejudice the security and future current and future operations and defence capabilities of AWE B; and</u> <u>any increase in population within the DEPZ can be accommodated in the context of the AWE B Off-Site Emergency Plan (or any successor under an alternative name) at the time of the planning application.</u> <p><u>Development in the DEPZ is likely to be refused planning permission where the ONR, as the regulator for nuclear licensed sites, advises against the proposed development.</u></p> <p><u>a. A proposal that falls within the consultation zones for nuclear sites set out by the Office for Nuclear Regulation at the time of the planning application and which triggers the relevant criteria will be subject to consultation with ONR. If the proposal poses an external hazard to a nuclear site or if it cannot be accommodated within the Off-Site Emergency Plan it will be refused.</u></p> | <p>To respond to Reg 19 comments by ONR and MOD.</p> <p>To be effective and justified.</p> | <p>RBC Hearing Statement on Matter 9 [EX052] Paragraph 9.2.8</p> <p>Post Stage 2 Hearings Letter [EX101] Paragraph 12</p> |
| MM53 | 169 | 4.7.14 | <p>Amend paragraph as follows:</p> <p>The Health and Safety Executive (HSE) and, for nuclear licensed sites, the Office for Nuclear Regulation (ONR); acting jointly with and the Environment Agency (EA), who together form the statutory body of the COMAH (Control of Major Accident Hazards) Competent Authority, and provide specialist advice to the Borough on matters relating to non-nuclear hazardous sites. Therefore, both planning applications for development within specified distances of non-nuclear licensed hazardous sites, or pipelines,</p> | <p>To separate references to COMAH and nuclear regimes to avoid confusion.</p> | <p>RBC Hearing Statement on Matter 9 [EX052] Paragraph 9.2.8</p> |

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| | | | and/or proposals for new hazardous installations will be referred to the HSE and/or EA and Emergency Planners . The principal aim of the COMAH Competent Authority is to reduce the risks of potential major accidents that are associated with the handling of hazardous substances. The Office for Nuclear Regulation (ONR) is the independent nuclear regulator and, acting jointly with the EA, is the COMAH competent authority responsible for nuclear-licensed sites. | | |
| MM54 | 169-170 | 4.7.16 | <p><i>Amend paragraph as follows:</i></p> <p>WBDC maintains the Off-Site Emergency Plan (OSEP) for AWE Burghfield, and Emergency Planning at RBC will be best placed, in consultation with WBDC, which maintains the Off-Site Emergency Plan (OSEP) for AWE Burghfield, and the AWE Off-Site Emergency Planning Group as necessary, to judge how a proposal will impact the OSEP and therefore the health, safety and wellbeing of the community. Proposals for any increase in population or activity within the DEPZ (including working or visiting population) should be subject to consultation with ONR, AWE and the Ministry of Defence (MOD) as well as Emergency Planning services in both West Berkshire and Reading. ONR should also be consulted on planning applications of certain types within the Outer Consultation Zone (a 5 km radius) of AWE Burghfield and the 12 km zone of both AWE Burghfield and AWE Aldermaston. Details of these types of application are provided by the ONR¹⁴⁵. The consultation zones are shown on the Proposals Map. Consultation zones, as well as the DEPZ, are not defined by the Council may be updated during the plan period. The ONR will provide the latest information on consultation zones, and the DEPZ will be shown on West Berkshire District Council's website. The ONR will normally advise against a development should they not receive adequate assurance that the development can be accommodated within the AWE OSEP. As a result, the ONR will consider feedback provided by WBDC Emergency Planning Service, as the AWE OSEP owner under REPPIR. As the regulator, the ONR's response will carry significant weight. Should an unacceptable risk to the AWE OSEP be identified, a planning application would be refused.</p> <p><i>Add footnote as follows:</i></p> <p>¹⁴⁵Land use planning Office for Nuclear Regulation</p> | To accurately reflect consultation arrangements and refer to consultation zones. | RBC Hearing Statement on Matter 9 [EX052] Paragraph 9.2.8 Post Stage 2 Hearings Letter [EX101] Paragraph 13 |
| MM55 | 182 | 5.2.16 | <p><i>Amend first sentence and first bullet point of paragraph as follows:</i></p> <p>It is expected that between 2013-2023 and 2036-2041 Central Reading will accommodate approximately:</p> <ul style="list-style-type: none"> 7,6008,7008,800 homes to 2036-2041 (around 4959% of the total planned for – this includes 1,2847491,195 homes already completed between 2013 and 2017)during between 2023- and 242025); | To update the figures to ensure that the plan is effective. | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.1.5 |
| MM56 | 185 | 5.3.8 | <p><i>Delete this paragraph as follows:</i></p> <p>Supplementary Planning Documents may be prepared for elements of design where necessary. These may include Design Codes that reflect local character and local design preferences which can provide a framework for high quality place making.</p> | To account for changes in national legislation which will end the production of new SPDs | As discussed in Matter 10 hearing on 10/02/2026 |
| MM57 | 185 | 5.3.10 | <p><i>Amend fifth sentence of paragraph as follows:</i></p> <p>In addition, the use of green and brown roofs or green walls will enhance the biodiversity value of developments in the centre, and other measures such as swift boxes bricks may be appropriate to the town centre.</p> | To address comments to ensure that the plan is effective. | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.2.7 |

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| MM58 | 196 | CR10 | Amend sixth bullet point under criterion vii) as follows: • Conserve and, where possible, enhance <u>or better reveal the significance the setting of conservation areas, scheduled monuments and listed buildings</u> ; | To ensure that relevant heritage assets are referred to and better align with the NPPF for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.6.11 |
| MM59 | 200 | 5.3.50 | Amend paragraph as follows Tall buildings that include residential will need to take account of noise and air quality issues in the same way as all additional residential development. All developments will need to comply with the Civil Aviation Authority's aerodrome safeguarding criteria, where buildings should be below 242 metres AOD, <u>and Heathrow Airport is a consultee for any buildings above 150m within Central Reading.</u> | To bring up to date with new safeguarding criteria | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.6.13 |
| MM60 | 201 | CR11a: Friar Street & Station Road | Amend policy as follows: Site size: 1.36 ha Indicative potential: <u>150-270</u>120<u>130-190</u> dwellings, <u>up to 5,000-7,000 sq m hotel, offices, retail and leisure (no significant net gain assumed).</u> | To reflect the HELAA results to ensure that the policy is justified | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.15 (Appendix 1) |
| MM61 | 201 | CR11b: Greyfriars Road Corner | Amend policy as follows: There will be active retail and leisure uses on the ground floor along Friar Street, with a mix of uses on higher floors and in the rest of the area. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road <u>and the Grade I listed Greyfriars Church</u> will require careful design treatment. <u>Listed buildings in the area will be conserved, including the contribution to their significance made by their settings.</u> | To highlight the sensitivity of nearby Grade I listed building for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.26 (Appendix 1) |
| MM62 | 209 | CR12a: Cattle Market | Amend policy as follows: Site size: 2.46 ha Indicative potential: <u>330-490</u>560-840 dwellings, <u>10,000-15,000 sq m net gain of retail, primary healthcare, retained market uses if required.</u> | To ensure that the policy is effective | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.112 (Appendix 1) |
| MM63 | 210 | CR12d: Broad Street Mall | Amend policy as follows: Site size: 2.75 ha Indicative potential: <u>280-420</u>420-600<u>650-850</u> dwellings <u>(relating to the whole site, not solely the Mall), retail and leisure (no significant net gain assumed), potential for hotel.</u> | To amend dwelling ranges to reflect recent development management decisions, correct errors and ensure that it is clear what the figures relate to, to ensure the plan is justified and effective. | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.155 - A1.156 (Appendix 1) |
| MM64 | 215 | CR13 | Amend criterion v) of policy as follows: v) Conserve and enhance the <u>significance of the listed buildings in the area, Reading Abbey sScheduled mMonument and Forbury Gardenshistoric garden in the area (including the contribution to their significance made by and their settings)</u> where possible; | To amend references to heritage assets for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.10.6 |
| MM65 | 216 | CR13a: Reading Prison | Amend text on indicative potential as follows: Indicative potential: <u>conversion of prison could result in 65-90 dwellings. No figures for additional development, as highly dependent on assessment of archaeology approximately 10,000 sq m of mixed uses (as a result of conversion of the existing building) including cultural, leisure or heritage uses</u> | To clarify that the floorspace reference is to the existing building | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.182 (Appendix 1) |

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| MM66 | 218 | 5.4.28 | <p>Amend fifth to sixth sentences of paragraph as follows:</p> <p>Reading Prison is a highly constrained site, and the Framework contains much more detailed information on these issues and how they should be addressed. It is important that options for uses that may secure the future of the listed prison building are kept open at this stage, which is why student accommodation remains under consideration in a site that would otherwise be contrary to policy H12 but a cultural, heritage or leisure use that is in accordance with the historic importance of this building should be the focus informed by proportionate heritage impact assessment.</p> | To add the need for heritage impact assessment for Reading Prison for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.182 (Appendix 1) |
| MM67 | 223 | CR14d: 173-175 Friar Street and 27-32 Market Place | <p>Amend first bullet point of policy as follows:</p> <p>• Avoid or minimise harm to detrimental effects on the significance of the listed buildings within and near the site and the Conservation Area (including the contribution to their significance made by and their settings);</p> | To consider listed buildings both within and nearby and align language with the NPPF for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.235 (Appendix 1) |
| MM68 | 224 | CR14g: The Oracle Riverside East | <p>Amend first paragraph of policy as follows:</p> <p>Development of the area between the River Kennet and Mill Lane for retail, with use of site at Letcombe Street for public car park eastern end of the Oracle Riverside for residential development with commercial development including retail and/or leisure or appropriate footfall generating town centre uses at the ground floor.</p> | To provide appropriate flexibility to ensure the policy is effective, in response to a representation from The Oracle | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.247 (Appendix 1) |
| MM69 | 224 | CR14g: The Oracle Riverside East | <p>Amend third bullet point of policy as follows:</p> <p>• Avoid or minimise harm to detrimental effects on the significance of listed buildings and the Conservation Area (including the contribution to their significance made by and their settings); Enhance the setting of the Conservation Area;</p> | To align language with the NPPF for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.246 (Appendix 1) |
| MM70 | 224 | CR14g: The Oracle Riverside East | <p>Amend policy as follows:</p> <p>Site size: 1.672609 ha</p> <p>1,600–2,000 sq m of retail or town centre uses 250-370 dwellings, retention of retail and/or leisure or footfall generating town centre uses on key frontages on ground floor</p> | To provide appropriate flexibility to ensure the policy is effective, in response to a representation from The Oracle. To remove the River Kennet from the site boundary. | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.247 (Appendix 1) |
| MM71 | 225 | CR14i: Enterprise House, 89-97 London Street | <p>Amend first bullet point of policy as follows:</p> <p>• Avoid or minimise harm to detrimental effects on the significance of listed buildings within and near the site and the Conservation Area (including the contribution to their significance made by and their settings);</p> | To align language with the NPPF for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.263 (Appendix 1) |
| MM72 | 226 | CR14i: 187-189 Kings Road | <p>Amend first bullet point of policy as follows:</p> <p>• Avoid or minimise harm to detrimental effects on the significance of the listed building and the Conservation Area (including the contribution to their significance made by their settings);</p> | To align language with the NPPF for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.279 (Appendix 1) |
| MM73 | 226 | CR14n: Reading Central Library, Abbey Square | <p>Amend policy as follows:</p> <p>Development for residential, with design appropriate to the historic significance of the site, subject to provision of a new central library at the Civic Offices.</p> <p>Development should:</p> <p>• Be informed by heritage impact assessment;</p> | To align language with the NPPF and highlight the historic significance of the site for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.296 (Appendix 1) |

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| | | | <ul style="list-style-type: none"> • <u>Take measures to avoid or minimise harm to prevent any detrimental impact on the scheduled ancient monument by ensuring sensitive scheme design that is informed by archaeological desk-based assessment, followed by adequate archaeological investigation where necessary;</u> • <u>Deliver heritage benefits, which better reveal heritage significance and foster greater connectivity between this site and the other Scheduled remains of Reading Abbey</u> • <u>Avoid or minimise harm to detrimental effects on the setting of the Conservation Area;</u> • <u>Avoid development in Flood Zone 3 and consider opportunities to enhance the biodiversity potential of the Holy Brook including through deculverting;</u> • <u>Address noise impacts on residential use;</u> • <u>Address air quality impacts on residential use; and</u> • <u>Address any contamination on site.</u> <p><u>Site size: 0.1 ha</u> <u>22-32 dwellings</u></p> | | |
| MM74 | 227 | CR14r: John Lewis Depot, Mill Lane | <p>Amend first bullet point of policy as follows:</p> <ul style="list-style-type: none"> • <u>Avoid or minimise harm to detrimental effects on the significance of listed buildings and the Conservation Area (including the contribution to their significance made by and their settings);</u> | To align language with the NPPF for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.327 (Appendix 1) |
| MM75 | 228 | CR14r: John Lewis Depot, Mill Lane | <p>Amend policy as follows:</p> <p><u>Site size: 0.37 ha</u> <u>76-110170 dwellings</u></p> | To reflect resolution to grant permission subject to S106, to ensure the policy is justified | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.328 (Appendix 1) |
| MM76 | 228 | CR14s: 20-22 Duke Street | <p>Amend second and third bullet points of policy as follows:</p> <ul style="list-style-type: none"> • <u>Take measures to prevent any impact on the scheduled ancient monument;</u> • <u>Avoid or minimise harm to detrimental effects on the significance setting of listed buildings and the Conservation Area (including the contribution to their significance made by their settings);</u> <p>Add additional bullet point beneath as follows:</p> <ul style="list-style-type: none"> • <u>Address flood risk issues;</u> | To align language with the NPPF and to identify flood risk issues in order to be effective and for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraphs A1.336 – A1.337 (Appendix 1) |
| MM77 | 228 | CR14t: Aquis House, 49-51 Forbury Road | <p>Amend second bullet point of policy as follows:</p> <ul style="list-style-type: none"> • <u>Avoid or minimise harm to detrimental effects on the significance setting of listed buildings and the Conservation Area (including the contribution to their significance made by their settings);</u> | To align language with the NPPF for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.347 (Appendix 1) |
| MM78 | 229 | CR14u: 33 Blagrove Street | <p>Amend first bullet point of policy as follows:</p> <ul style="list-style-type: none"> • <u>Contribute positively to the character and distinctiveness of Enhance the Conservation Area where possible and avoid or minimise harm to the significance of the Grade II* listed Reading Town Hall;</u> | To emphasise the need for contributing to character of conservation area for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.355 (Appendix 1) |

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| MM79 | 230 | CR14x: Part of Tesco Car Park, Napier Road | <p>Amend fourth bullet point of policy as follows:</p> <ul style="list-style-type: none"> • <u>Address flood risk issues, including ensuring that sufficient compensatory storage is provided to compensate for any loss of floodplain storage as a result of development or infrastructure provision;</u> | To ensure that development is deliverable in the context of the identified flood risk, to ensure that the plan is effective. | Matter 10D hearing discussions on 11/02/2026 |
| MM80 | 231 | CR14z: Sapphire Plaza, Watlington Street | <p>Amend policy as follows:</p> <p><u>CR14z SAPPHIRE PLAZA, WATLINGTON STREET AND ROYAL COURT, KINGS ROAD</u></p> <p><u>Development for residential.</u></p> <p><u>Development should:</u></p> <ul style="list-style-type: none"> • <u>Include tree planting and other landscaping where possible on the Kennet and Avon Canal to enhance the treed corridor;</u> • <u>Ensure appropriate back-to-back separation from existing residential;</u> • <u>Ensure that the development is phased and managed to allow existing residents of Royal Court to be accommodated within the development before Royal Court is vacated;</u> • <u>Address air quality impacts on residential use;</u> • <u>Address noise impacts on residential use;</u> • <u>Address any contamination on site; and</u> • <u>Take account of the potential impact on water infrastructure in conjunction with Thames Water, and make provision for upgrades where required.</u> <p><u>Site size: 0.250.41 ha</u></p> <p><u>50-7456-84 dwellings (net gain)</u></p> | To ensure that the plan is justified | Post Stage 2 Hearings Letter [EX101] Paragraph 15b) |
| MM81 | 231-232 | CR14aa: Part of Reading College, Kings Road | <p>Insert additional bullet point into policy as follows:</p> <ul style="list-style-type: none"> • <u>Ensure appropriate back-to-back separation from existing residential;</u> • <u>Investigate impacts on the Superficial Secondary A aquifer and Bedrock Principal aquifer through a desk-based study at a minimum;</u> • <u>Address air quality impacts on residential use; and</u> | To reflect a constraint identified by the Environment Agency at Regulation 19 stage to be effective | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.406 (Appendix 1) |
| MM82 | 232 | CR14ab: 160-63 Friar Street | <p>Add new bullet point before existing first bullet point as follows:</p> <ul style="list-style-type: none"> • <u>Avoid or minimise harm to the significance of listed buildings and the Conservation Area (including the contribution to their significance made by their settings);</u> • <u>Address air quality impacts on residential use; and</u> | To reflect the surrounding heritage assets for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph A1.414 (Appendix 1) |
| MM83 | 233-235 | 5.4.38 | Amend table below paragraph as set out in Appendix 1 | To bring up to date | Matter 10D hearing discussions on 11/02/2026 |
| MM84 | 236 | CR15 | <p>Amend final paragraph of policy as follows:</p> <p><u>The Abbey Quarter should be considered in the context of the adjacent historic Reading Prison site identified in policy CR13, which represents an opportunity to further consolidate the cluster of heritage interest and cultural setting of The Abbey Quarter. The areas should link into and complement one another,</u></p> | To emphasise the importance of avoiding harm and delivering heritage benefits for consistency with national policy | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.12.4 |

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| | | | <u>providing public access via the linkages where possible, while avoiding or minimising harm to heritage significance. Proposals should deliver heritage benefits.</u> | | |
| MM85 | 236 | 5.4.39 | <p><i>Amend paragraph as follows:</i></p> <p>The Abbey is Reading's most significant heritage asset. This historic site is particularly evocative with layers of history including the burial place of King Henry I, the civil war defences of Forbury Hill, the Abbey Gate where Jane Austen attended school, the Victorian Maiwand Lion and Reading Gaol where Oscar Wilde was imprisoned¹⁵⁵. The Abbey Ruins and Forbury Gardens area provides a significant opportunity to create a new heritage and leisure quarter including Reading Museum at the Town Hall. This will be accomplished with recently secured Heritage Lottery Funding and matching funds intended to re-open the Abbey to the public and to repair and interpret the site. <u>Proposals in this area, in particular affecting the site of the scheduled monument, should be informed by early engagement with Historic England.</u> In 2018, the Abbey ruins will fully re-opened to the public <u>following repairs</u>. More information on the project, including an overall map of the area, is available at www.readingabbeyquarter.org.uk.</p> | To emphasise importance of pursuing early engagement with Historic England for effectiveness | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.12.4 |
| MM86 | 238-239 | 6.1.6 | <p><i>Add sentence at the end of the paragraph:</i></p> <p><u>To the southwest of Reading's boundary lies the Atomic Weapons Establishment (AWE) facility at Burghfield. This is a significant local employer, but its presence also imposes a constraint on development within both its Detailed Emergency Planning Zone, which extends into Reading, and potentially larger consultation zones.</u></p> | To ensure that the location of the DEPZ is identified to ensure that the plan is effective. | West Berkshire District Council Hearing Statement on Matter 10B [EX082] |
| MM87 | 239 | 6.2.1 | <p><i>Add additional key principle as follows:</i></p> <p><u>j. The Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield places a constraint on development in parts of South Reading, and development within the zone will need to comply with the relevant policies in particular OU2.</u></p> | To ensure that the DEPZ is recognised as a high-level issue in South Reading as highlighted in a representation by AWE and MOD. | RBC Hearing Statement on Matter 9 [EX052] Paragraph 9.2.8 |
| MM88 | 241 | Figure 6.1 | <p><i>Amend the map to show the boundary of the DEPZ for AWE Burghfield as shown in Appendix 6</i></p> | To ensure that the location of the DEPZ is identified to ensure that the plan is effective. | West Berkshire District Council Hearing Statement on Matter 10B [EX082] Matter 10B hearing discussions on 10/02/2026 |
| MM89 | 241 | 6.2.4 | <p><i>Amend first sentence of paragraph as follows:</i></p> <p>It is considered that South Reading can accommodate around 3,7002,700 homes between 2013-2023 and 2036<u>2041</u>, around 24<u>18</u>% of the total planned for (this includes 479-185-481 homes completed between 2013 and 2017 <u>during between 2023 and 242025</u>).</p> | To update the figures to ensure that the plan is effective. | Paragraph 10.19.7 |
| MM90 | 242 | 6.2.9 | <p><i>Amend the paragraph as follows:</i></p> <p>West of the A33 and south of the Kennet & Avon canal is the area which will see the greatest amount of development over the plan period, particularly for employment uses. Green Park will continue to expand <u>operate</u> as a premier business location, together with a <u>the</u> new residential community, in a high quality setting and supported by a new station. The areas around Island Road to the north offer potential to meet the vast majority of Reading's need for new industrial and warehouse floorspace, <u>although this area falls within the DEPZ for AWE Burghfield.</u></p> | To ensure that the location of the DEPZ is identified to ensure that the plan is effective. | West Berkshire District Council Hearing Statement on Matter 10B [EX082] Matter 10B hearing discussions on 10/02/2026 |

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| MM91 | 243 | New paragraph 6.2.13 | <p>Add new paragraph 6.2.13 as follows:</p> <p><u>6.2.13 A significant part of South Reading falls within the Detailed Emergency Planning Zone for AWE Burghfield and this is a strategic consideration that will need to be carefully considered. Policy OU2 and its supporting text provides more detail.</u></p> | To ensure that the DEPZ is recognised as a high-level issue in South Reading as highlighted in a representation by AWE and MOD. | RBC Hearing Statement on Matter 9 [EX052] Paragraph 9.2.8 |
| MM92 | 243-244 | SR1 | <p>Amend policy as follows:</p> <p>SR1: ISLAND ROAD MAJOR OPPORTUNITY AREA <u>(Strategic policy)</u></p> <p>Development in the Island Road Major Opportunity Area will provide <u>approximately 120,000 to 150,000 sq m of new business space comprising mainly industrial and warehouse and/or research and development uses, with some supporting office uses.</u></p> <p>Development will:</p> <p><i>i. Locate the noisiest elements of the development away from any existing or planned residential, and include an adequate landscaped buffer to residential to ensure that there are no significant adverse effects through noise and disturbance;</i></p> <p><i>ii. Through sensitive design, layout and landscaping, ensure that development does not detract from the character and appearance of the Kennet Meadows major landscape feature;</i></p> <p><i>iii. Avoid negative impacts on drainage, water quality and flood risk on or off the site, including in relation to the river intake and groundwater protection zone of the nearby Fobney Water Treatment Works;</i></p> <p><i>iv. Take account of potentially contaminated land and potential odour issues arising from the sewage treatment works;</i></p> <p><i>v. Protect and where possible enhance biodiversity, particularly related to any development in close proximity to the watercourses <u>and any priority habitats</u>, taking the findings of an ecological assessment into account;</i></p> <p><i>vi. Protect existing public rights of way and enhance links to the east, across the A33;</i></p> <p><i>vii. Safeguard land which is needed for proposed <u>mass-bus</u> rapid transit routes and stops;</i></p> <p><i>viii. Take steps to mitigate any significant adverse impacts on the transport network;</i></p> <p><i>viii-ix. <u>Not prejudice the security and future current and future operations and defence capabilities of AWE Burghfield and be capable of being accommodated within the Off-Site Emergency Plan for AWE Burghfield;</u></i></p> <p><i>ix-x. Take account of the potential impact on water and wastewater infrastructure <u>and electricity infrastructure</u> in conjunction with <u>Thames Water relevant infrastructure providers</u>, and make provision for upgrades where required; and</i></p> <p><i>x-xi. Provide measures to ensure that the increase in new employment opportunities offers benefits to the local workforce, including through employment, skills and training measures.</i></p> | <p>To clarify that not all uses must be included to ensure the policy is effective.</p> <p>To ensure that the language of the policy aligns with modified policy OU2 to ensure the policy is effective</p> | <p>Matter 10B hearing discussions on 10/02/2026</p> <p>West Berkshire District Council Hearing Statement on Matter 10B [EX082]</p> |

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| | | | <p>Development in surrounding areas will be in line with the following provisions for each sub-area:</p> <p>SR1a, FORMER LANDFILL, ISLAND ROAD:</p> <p>The former landfill site will be developed for warehouse uses with some potential for industrial <u>and/or research and development</u> uses where it would not cause detrimental impacts to existing or planned residential. Development on past landfilled areas will need to demonstrate that it will not cause any negative effects on human health or on the wider environment. The noisiest elements of the development should be located away from any existing or planned residential, in particular residential at Green Park to the south, and development should include an adequate landscaped buffer to residential to ensure that there are no significant adverse effects through noise and disturbance, and a 10m undeveloped buffer to the top of the bank of the watercourse to the east. Development should have regard to the development of the whole site and access should be considered as a comprehensive whole.</p> <p>Site size: 32.13 ha</p> <p>Indicative potential: 9590,000-116133,000 sq m of industrial/warehouse/<u>R&D</u> use</p> <p>SR1b, NORTH OF ISLAND ROAD:</p> <p>This site will be developed for industrial/warehouse uses. Development should include a strong undeveloped ecological buffer to the River Kennet, as well as an ecological buffer to the brook to the west, to ensure that there are no adverse impacts on the biodiversity value of the watercourse. A buffer should also be provided to existing residential to the west to ensure that there are no significant negative impacts on residential amenity.</p> <p>Site size: 3.17 ha</p> <p>Indicative potential: 7,400-9,000 sq m of industrial/warehouse use</p> <p>SR1c, ISLAND ROAD A33 FRONTAGE:</p> <p>This site will be developed for commercial use. Proposals for industrial, or warehouse <u>and/or research and development use</u> will therefore be appropriate, as will offices in line with the existing permission. Related commercial uses as part of the mix may also be appropriate, although proposals that would involve main town centre uses (excluding offices) will only be appropriate where there is no significant adverse impact on existing centres. The frontage to the A33 will be of high visual quality <u>and incorporate tree planting to enhance the A33 as a treed corridor</u>, and an alignment for a <u>mass-bus</u> rapid transit route through the site in a north-south direction will be a requirement.</p> <p>Site size: 9.7 ha</p> <p>Indicative potential: 2725,000-3238,000 sq m of industrial/warehouse/<u>R&D</u> uses, or alternative commercial uses</p> | | |
| MM93 | 245 | 6.3.1 | <p>Amend the paragraph as follows:</p> <p>The land around Island Road provides the main opportunity to meet the identified needs for industrial and warehouse land in Reading. It is located in close proximity to some of the areas of greatest concentration of unemployment and low skills, and could therefore potentially provide substantial economic benefits to the town. <u>It is recognised the operational requirements of employment buildings continues to change due to evolving market conditions whereby industrial and warehouse</u></p> | To reflect market demand to ensure that the plan is effective | Matter 10B hearing discussions on 10/02/2026 |

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| | | | occupiers seek modern spaces and facilities, and this area represents an opportunity to meet those needs. The adopted Central and Eastern Berkshire Minerals and Waste Plan identifies this area as potentially suitable for small scale waste activities requiring enclosed industrial premises, which can be included within development of the site. | | |
| MM94 | 245 | 6.3.2 | <p><i>Amend the paragraph as follows:</i></p> <p>However, the particular circumstances of much of the land mean that development will need to be sensitively designed and constructed. To the south of the area, over 700 1,000 new homes have been or are being constructed at Green Park, and development risks creating tensions between these two uses. The areas to the north are identified as a major landscape feature, and development would potentially be visible from this feature, particularly where land is raised. Much of the site was previously used as sludge beds before becoming landfill, some of which was filled fairly recently, whilst other areas are within Flood Zone 2. The area also falls within the DEPZ for AWE Burghfield, for which particular considerations apply set out in policy OU2. For this reason, development will be dependent on adequately overcoming these constraints</p> | To ensure that the location of the DEPZ is identified to ensure that the plan is effective. | West Berkshire District Council Hearing Statement on Matter 10B [EX082] Matter 10B hearing discussions on 10/02/2026 |
| MM95 | 247 | Figure 6.2 | <i>Amend the map to show the boundary of the DEPZ for AWE Burghfield as shown in Appendix 7</i> | To ensure that the location of the DEPZ is identified to ensure that the plan is effective. | West Berkshire District Council Hearing Statement on Matter 10B [EX082] Matter 10B hearing discussions on 10/02/2026 |
| MM96 | 253 | SR4b: Rear of 3-29 Newcastle Road | <p><i>Amend policy as follows:</i></p> <p>Site size: 0.47 ha</p> <p>18-2714-22 dwellings net gain</p> | For clarity to ensure that the policy is effective | RBC Hearing Statement on Matter 10 [EX053] Paragraph A2.68 (Appendix 2) |
| MM97 | 254-255 | SR4e: Part of Former Berkshire Brewery Site | <p><i>Amend the final bullet point as follows:</i></p> <p>Not prejudice the security and future current and future operations and defence capabilities of AWE Burghfield and be capable of being accommodated within Provide measures to mitigate any impact on the Off-Site Emergency Plan for AWE Burghfield.</p> | To ensure that the language of the policy aligns with modified policy OU2 to ensure the policy is effective | West Berkshire District Council Hearing Statement on Matter 10B [EX082] Matter 10B hearing discussions on 10/02/2026 |
| MM98 | 256 | SR4h: 11 Basingstoke Road | <p><i>Amend first bullet point of policy as follows:</i></p> <p>• Be accessed primarily from Christchurch Gardens;</p> | To ensure that the plan is effective by not ruling out an alternative arrangement if it can be justified. | RBC Hearing Statement on Matter 10 [EX053] Paragraph A2.116 (Appendix 2) |
| MM99 | 256 | SR4i: 85-87 Basingstoke Road | <p><i>Amend policy as follows:</i></p> <p>Site size: 0.06 ha</p> <p>12-1518 dwellings</p> | To correct an error and ensure that the plan is justified | RBC Hearing Statement on Matter 10 [EX053] Paragraph A2.124 (Appendix 2) |
| MM100 | 258-260 | 6.3.17 | <i>Amend table below paragraph as set out in Appendix 2</i> | To bring up to date | Matter 10B hearing discussions on 10/02/2026 |
| MM101 | 265 | 7.2.4 | <p><i>Amend first sentence of paragraph as follows:</i></p> <p>It is considered that West Reading and Tilehurst can accommodate around 2,4001,9001,800 homes between 2013-2023 and 20362041, around 451312% of the total planned for (this includes 5544580 dwellings that were completed between 2013-2023 and 201720442025).</p> | To update the figures to ensure that the plan is effective. | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.30.3 |

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| MM102 | 270-271 | WR3b: 2 Ross Road & Part of Meadow Road | <p>Delete site allocation as follows:</p> <p>WR3b 2 ROSS ROAD & PART OF MEADOW ROAD</p> <p>Development for residential.</p> <p>Development should:</p> <ul style="list-style-type: none"> • Take account of access restrictions on surrounding streets and ensure that residential access is generally separated from accesses to commercial areas; • Include all parking requirements within the site to avoid exacerbating parking issues on existing streets; • Ensure appropriate separation or buffers between residential and industrial areas, to improve the relationship between the two uses in the local area; • Address air quality impacts on residential use; • Address noise impacts on residential use; • Address any contamination on site; • Ensure appropriate back-to-back separation from existing residential; and • Take account of the potential impact on water infrastructure in conjunction with Thames Water, and make provision for upgrades where required; and • Address flood risk issues arising from a Flood Risk Assessment. <p>Site size: 0.6 ha</p> <p>39-6041-61 dwellings</p> | To ensure that the plan is justified | Post Stage 2 Hearings Letter [EX101] Paragraph 15d) |
| MM103 | 273-274 | WR3i: Land at Portman Way | <p>Amend second bullet point of policy as follows:</p> <ul style="list-style-type: none"> • Address flood risk issues arising from a Flood Risk Assessment, including from surface water <u>and to ensure that floodplain storage is not compromised</u>; | To ensure that the plan is effective | Post Stage 2 Hearings Letter [EX101] Paragraph 15e) |
| MM104 | 277-278 | WR3s: Land at Kentwood Hill | <p>Delete policy as follows:</p> <p>WR3s LAND AT KENTWOOD HILL</p> <p>Development for residential, subject to the site not being identified as a Local Wildlife Site.</p> <p>Development should:</p> <ul style="list-style-type: none"> • Be supported by information showing how development fits within a comprehensive approach to the whole area (including WR3t and the protection of the neighbouring allotments and recreation ground); • Assess and mitigate any impacts on the Kentwood Hill/Norcot Road/School Road junction; • Provide adequate footway/cycleway provision to link into existing routes; • Include a landscaped border to Kentwood Hill; • Provide for well-vegetated green links between the copse and the Victoria Recreation Ground, and between the copse and Kentwood Hill; | To ensure that the plan is justified | Post Stage 2 Hearings Further Letter [EX107] Paragraph 6 |

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| | | | <ul style="list-style-type: none"> • Avoid adverse effects on important trees, including those protected by TPO, and on the stream in the copse; • Avoid any detrimental impacts uponRetain and avoid detrimental impacts on important areas of biodiversity, and provide for biodiversity net gain wherever possible; • Avoid adverse visual impacts on the West Reading Wooded Ridgeline major landscape feature, and ensure that views can be gained through the site from the recreation ground and neighbouring streets towards the Chiltern escarpment; • Take account of potential archaeological significance; • Ensure that development will not have a detrimental effect on land stability on the site and nearby; and • Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required. <p>Site size: 1.430.97 ha 41-6232-48 dwellings</p> | | |
| MM105 | 278-279 | WR3t: Land at Armour Hill | <p>Delete policy as follows:</p> <p>WR3t LAND AT ARMOUR HILL</p> <p>Development for residential, subject to the site not being identified as a Local Wildlife Site.</p> <p>Development should:</p> <ul style="list-style-type: none"> • Be supported by information showing how development fits within a comprehensive approach to the whole area (including WR3s and the protection of the neighbouring allotments and recreation ground); • Ensure that there is no reduction in vehicle access to, parking for and security of the allotments or reduction of the allotments themselves as a result of the development; • Assess and mitigate any impacts on the Armour Hill/Kentwood Hill junction; • Include a landscaped border to Armour Hill; • Avoid adverse effects on important trees including those protected by TPO; • Avoid any detrimental impacts uponRetain and avoid detrimental impacts on important areas of biodiversity, and provide for biodiversity net gain wherever possible; • Avoid adverse visual impacts on the West Reading Wooded Ridgeline major landscape feature; • Take account of potential archaeological significance; • Ensure that development will not have a detrimental effect on land stability on the site and nearby; and | To ensure that the plan is justified | Post Stage 2 Hearings Further Letter [EX107] Paragraph 6 |

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| | | | <ul style="list-style-type: none"> Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required. <p>Site size: 0.45 ha</p> <p>12-1810-14 dwellings</p> | | |
| MM106 | 279 | WR3u: 132-134 Bath Road | <p>Add additional bullet point of policy as follows:</p> <ul style="list-style-type: none"> Ensure appropriate back-to-back separation from existing residential; and Address surface water flood risk issues, including the provision of a site-specific flood risk assessment; and Avoid discharging surface water flows into the public sewer. | To ensure that the plan is justified based on the evidence of flood risk on the site | RBC Hearing Statement on Matter 10 [EX053] Paragraph A3.133 (Appendix 3) Post Stage 2 Hearings Letter [EX101] Paragraph 15f) |
| MM107 | 280 | WR3w: Part of Tesco Car Park, Portman Road | <p>Amend second bullet point of policy as follows:</p> <ul style="list-style-type: none"> Be accessed from the existing car park access or, subject to not having an adverse impact on the operation or safety of the highway, the adjacent service access; | To ensure that the plan is effective by not ruling out an alternative arrangement if it can be justified. | RBC Hearing Statement on Matter 10 [EX053] Paragraph A3.150 (Appendix 3) |
| MM108 | 280-281 | WR3y: 72 Berkeley Avenue | <p>Amend policy as follows:</p> <p>Change of use to residential with potential for carefully designed and located additional development.</p> | To ensure that the policy is justified. | RBC Hearing Statement on Matter 10 [EX053] Paragraph A3.167 (Appendix 3) |
| MM109 | 282-283 | 7.3.18 | Amend table below paragraph as set out in Appendix 3 | To bring up to date | Matter 10C hearing discussions on 11/02/2026 |
| MM110 | 285 | 8.2.3 | <p>Amend first sentence of paragraph as follows:</p> <p>It is considered that Caversham and Emmer Green can accommodate around 700 homes between 2013-2023 and 2036-2041, around 5% of the total planned for (this includes 65-27-118 homes completed between 2013 and 2017 during between 2023 and 242025).</p> | To update the figures to ensure that the plan is effective. | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.41.2 |
| MM111 | 288-289 | CA1a: Reading University Boat Club, Thame Promenade | <p>Delete site allocation as follows:</p> <p>CA1a-READING UNIVERSITY BOAT CLUB, THAMES PROMENADE</p> <p>Development for residential. Where retention of the existing boathouse is not proposed, development will only be permitted subject to its relocation or clear demonstration that its loss is justified in line with policy RL6 or national policy.</p> <p>Development should:</p> <ul style="list-style-type: none"> Avoid detrimental visual effects on the Thames Valley major landscape feature; Take account of the risk of flooding, and locate development only in the portion of the site in Flood Zone 2, closest to Abbotsmead Road; Provide for a green link across the site from Christchurch Meadows to Abbotsmead Road; Conserve the setting of the listed war memorial; Address air quality impacts on residential use; and | To ensure that the plan is justified. | Post Stage 2 Hearings Letter [EX101] Paragraph 15g) |

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| | | | <p>• Take account of potential archaeological significance, and be supported by a desk-based archaeological assessment which should inform the development.</p> <p>Site size: 0.56 ha</p> <p>16-2518-28 dwellings</p> | | |
| MM112 | 292 | CA1h: Hemdean House School, Hemdean Road | <p>Amend the second bullet point as follows:</p> <p>• Retain those buildings that make the most significant contribution of to the character of the surrounding area including the locally listed school and lodge buildings;</p> | To reflect the local listing of the school and lodge and ensure the policy is effective | RBC Hearing Statement on Matter 10 [EX053] Paragraph A4.51 (Appendix 4) |
| MM113 | 293-294 | 8.3.5 | Amend table below paragraph as set out in Appendix 4 | To bring up to date | Matter 10A hearing discussions on 10/02/2026 |
| MM114 | 297 | 9.2.4 | <p>Amend first sentence of paragraph as follows:</p> <p>It is considered that East Reading can accommodate around 4,100800 homes between 2013-2023 and 20362041, around 76% of the total planned for (this includes 132-22-44 homes already completed between 2013 and 2017 <u>during between 2023- and 24</u>2025).</p> | To update the figures to ensure that the plan is effective. | RBC Hearing Statement on Matter 10 [EX053] Paragraph 10.51.2 |
| MM115 | 301 | ER1c: Land rear of 8-26 Redlands Road | <p>Amend the policy as follows:</p> <p>Site size: 0.74 ha</p> <p>18-26 dwellings (1214-20 dwellings net gain)</p> | To clarify the net gain for dwellings to ensure the plan is effective. | RBC Hearing Statement on Matter 10 [EX053] Paragraph A5.19 (Appendix 5) |
| MM116 | 306-307 | 9.3.6 | Amend table below paragraph as set out in Appendix 5 | To bring up to date | Matter 10A hearing discussions on 10/02/2026 |
| MM117 | 307-308 | 9.3.8 | <p>Amend the second sentence of paragraph as follows:</p> <p>The University currently has around 172320,000 students¹⁷⁰ from over 150-160 countries plus over 4,000 staff, and Whiteknights is the hub of university activity.</p> | To bring up to date | Matter 10A hearing discussions on 10/02/2026 |
| MM118 | 308 | 9.3.10 | <p>Amend the paragraph as follows:</p> <p><u>An Estates Strategy for the University is in preparation to cover the period to 2032, which will outline the role that the estate, including the Whiteknights Campus, will help to deliver the four University strategic principles set out in the Strategic Plan of community, excellence, sustainability and engaged university. It is already clear that the University's Net Zero Carbon Plan 2021-2030 entails development within the campus to achieve decarbonisation. In addition, the main focus of the Estates Strategy is expected to be the concept of the 'University within a park', and that there will be a significant emphasis on repurposing and refurbishing existing buildings, as well as creating a campus heat and improving accessibility across the campus. At this stage, there is no indication that the strategy will involve a significant increase in the amount of floorspace on the campus in the short term. The University will continue to keep this under review in order to support and deliver any new buildings or student accommodation (either through new buildings, redevelopment/replacement, refurbishment, extension or repurposing/conversion of existing buildings for student accommodation) should this be required to meet the needs of the University. The University will continue to regularly engage with both the Council and Wokingham Borough Council as it implements the Estate Strategy and any successor strategy which may be prepared in the Local Plan period. In 2008, the University drew up a Whiteknights Campus Development Plan, which set out the University's principles for future development of the site, including providing 1,297 additional bedspaces, waste and catering facilities and changes to the accesses and internal circulation. The</u></p> | To reflect the need to keep changes under review to ensure that the plan is sound, in response to a representation by the University of Reading. | Paragraph 10.53.9 (EX053) Matter 10A hearing discussions on 10/02/2026 |

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| | | | <p>Development Plan does not form part of the Council's strategy, but it outlines the changes that are proposed to occur on the site in the coming years, and has informed this policy. Much of the development proposed in that plan has now been built out, but there remains the likelihood of further development over the plan period, including for student accommodation as a result of a growth in student numbers of 28% between 2007/8 and 2016/17, together with any additional growth over the plan period.</p> <p>9.3.11 Proposals within the Whiteknights Development Plan include rationalising the substantial number of vehicle access points around the campus. Given that growth is likely to occur on the campus, it is vital that access points are appropriately located. The Council is therefore supportive of this principle in the Whiteknights Development Plan.</p> | | |
| MM119 | 315-322 | Figure 10.1 | <p>Delete the following sites:</p> <ul style="list-style-type: none"> • WR3b: 2 Ross Road & Part of Meadow Road • WR3s: Land at Kentwood Hill • WR3t: Land at Armour Hill • CA1a: Reading University Boat Club, Thames Promenade <p>For site CR13a (Reading Prison), remove from the 'Short (2023-2028)' category and place in the 'Medium (2028-2033)' category.</p> <p>For site CR14i (Enterprise House, 89-97 London Street), remove from the 'Medium (2028-2033)' category and place in the 'Long (2033-2041)' category.</p> <p>For site CR14l (187-189 Kings Road), remove from the 'Medium (2028-2033)' category and place in the 'Long (2033-2041)' category.</p> <p>For site CR14x (Part of Tesco Car Park, Napier Road), remove from the 'Long (2033-2041)' category and place in the 'Medium (2028-2033)' category.</p> <p>For site CR14z, change title to CR14z Sapphire Plaza, Watlington Street and Royal Court, Kings Road</p> <p>For site SR4d (16-18 Bennet Road), remove from the 'Medium (2028-2033)' category and place in the 'Long (2033-2041)' category.</p> <p>For site WR3f (4 Berkeley Avenue), remove from the 'Medium (2028-2033)' category and place in the 'Long (2033-2041)' category.</p> <p>For site WR3o (The Meadway Centre, Honey End Lane), remove from the 'Short (2023-2028)' category and place in the 'Long (2033-2041)' category. Retain the site in the 'Medium (2028-2033)' category as currently shown.</p> <p>For site ER1b (Dingley House, 3-5 Craven Road), remove from the 'Medium (2028-2033)' category and place in the 'Long (2033-2041)' category.</p> <p>For site ER1d (Land adjacent to 40 Redlands Road), remove from the 'Medium (2028-2033)' category and place in the 'Long (2033-2041)' category.</p> <p>For site ER1l (Princes House, 73A London Road), remove from the 'Medium (2028-2033)' category and place in the 'Long (2033-2041)' category.</p> <p>For site ER1m (Land adjacent to 17 Craven Road), remove from the 'Medium (2028-2033)' category and place in the 'Long (2033-2041)' category.</p> | To ensure that the plan is justified and effective | <p>Following paragraphs in RBC Hearing Statement on Matter 10 [EX053]</p> <ul style="list-style-type: none"> • A1.183 (Appendix 1) • A1.262 (Appendix 1) • A1.278 (Appendix 1) • A1.380 – A1.381 (Appendix 1) • A2.85 (Appendix 2) • A3.18 (Appendix 3) • A3.86 (Appendix 3) • A5.10 (Appendix 5) • A5.28 (Appendix 5) • A5.62 (Appendix 5) • A5.70 (Appendix 5) <p>Post Stage 2 Hearings Letter [EX101]</p> |
| MM120 | 323 | After 10.3.4 | <p>Insert new paragraph as follows:</p> <p>10.3.5 Work to underpin the Local Plan has also identified that by 2041, Reading Sewage Treatment Works (STW) would exceed its volumetric permit capacity and</p> | To ensure that the results of an amended Water Quality Assessment are reflected within | Environment Agency Hearing Statement on Matter 10 [EX074] |

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| | | | would not be able to serve the proposed level of development by the end of the plan period. The Council will work with Thames Water to ensure that required infrastructure improvements at Reading STW are phased in line with developments coming online. Development should not outpace the delivery of sewage infrastructure. Modelling of development is needed to understand the impacts of growth on statutory objectives under the Water Environment Regulations (WFD). Policy EN16 already requires that adequate water resources, sewerage and wastewater treatment infrastructure will be in place to support the proposed development prior to occupation and this requirement will need to take into account the need for upgrading of Reading STW. | the plan and ensure that the plan is effective. | Updated Water Quality Assessment [EX112] |
| MM121 | 353 | 11.1.4 | 11.1.54 Where monitoring, particularly the updated housing trajectory that will be published in the Annual Monitoring Report, demonstrates that there will not be sufficient progress on meeting this shortfall housing targets , the Council will consider the reasons for this, and will consider whether the extent of the lack of progress is sufficient to trigger a full or partial review of the Local Plan. | To ensure that the plan is effective. | RBC Hearing Statement on Matter 12 [EX055] Paragraph 12.1.5 |
| MM122 | 355 | Figure 11.1: Monitoring Framework | <i>Insert two new rows between 'Development in Major Landscape Features' and 'Air quality targets in the UK Air Quality Strategy' as follows</i> <i>First row:</i> Indicator: Trees planted Relevant policies: EN14 Target: 300 per year on Council land, net gain on development sites Target date: Annual Source: RBC Date: Annual Where presented: AMR <i>Second row:</i> Indicator: Borough-wide canopy cover Relevant policies: EN14 Target: 25% canopy cover Target date: 2030 Source: RBC Date: 2030 Where presented: Canopy cover assessment | To ensure that the plan is effective. | RBC Hearing Statement on Matter 12 [EX055] Paragraph 12.1.10 |
| MM123 | 355 | Figure 11.1: Monitoring Framework | <i>Insert new row between 'Net additional gypsy and traveller pitches' and 'Dwellings delivered and offices lost through office to residential prior approvals' as follows</i> Indicator: New planning permissions for major or minor development that exceed the relevant urban greening factor score Relevant policies: EN19 Target: 80% Target date: Annual Source: RBC Date: Annual Where presented: AMR | To ensure that the plan is effective. | Matter 5 hearing discussions on 05/02/2026 Post Stage 2 Hearings Letter [EX101] Paragraph 12 |

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| MM124 | 357 | Figure 11.1: Monitoring Framework | <p>In row 'Net additional gypsy and traveller pitches' for Policy H13 under the column 'Target'</p> <p>TBC None 10-17 permanent pitches Transit site for 5 pitches 2 plots for travelling showpeople</p> | To reflect identified needs, reflecting soundness concerns raised by Bracknell Forest Council and highlighted in Inspector's Action List at the conclusion of Stage 1 hearings. | Matter 2 Not in Hearing Statement |
| MM125 | 357 | Figure 11.1: Monitoring Framework | <p>Insert new row between 'Net additional gypsy and traveller pitches' and 'Dwellings delivered and offices lost through office to residential prior approvals' as follows</p> <p>Indicator: Dwellings delivered through Local Authority New Build as regeneration and renewal of residential areas</p> <p>Relevant policies: H14</p> <p>Target: 400</p> <p>Target date: By 2041</p> <p>Source: RBC</p> <p>Date: Annual</p> <p>Where presented: AMR</p> | To ensure that the plan is effective | RBC Hearing Statement on Matter 12 [EX055] Paragraph 12.1.9 |
| MM126 | 366 | 12. Glossary | <p>Amend entry as follows:</p> <p>Locally listed building assets: Identified locally-significant buildings-assets, which do not benefit from the same statutory protection as buildings-assets on the national list.</p> | To ensure that language is closely aligned with the NPPF and that protections may be applied to landscape considerations; for instance, a locally-listed park or garden | As discussed in Matter 5 hearing discussions on 05/02/2026 |
| MM127 | 373-378 | Appendix 1 | <p>Insert new Housing Trajectory 2023/24 to 2040/41 as at 31st December 2025 as shown in Appendix 8 to this document to replace existing Housing Trajectory 2023/24 to 2040/41 as at 31st March 2024</p> | To update based on more recent monitoring to ensure that the plan is effective | RBC Hearing Statement on Matter 3 [EX046] Paragraphs 3.2.15 - 3.2.19 |
| MM128 | 380-381 | Appendix 2 | <p>Amend as follows</p> <p>CRITERIA FOR LOCALLY LISTING BUILDINGS AND STRUCTURES <u>ASSETS</u></p> <p>Exclusions</p> <p>Buildings and structuresAssets will not be considered for the Local List when they are already part of a Conservation Area, Scheduled Monument, or subject to an Article 4 direction relating to historical or architectural interest.</p> <p>Principles of Selection for the Local List</p> <p>This guidance sets out the general principles that Reading Borough Council applies when deciding whether an an buildingasset, or group of buildings or structureassets should be added to Reading's List of Locally Important Buildings and StructuresAssets:</p> <p>a. pre-1840: Any building, structure or group of buildings-asset or group of assets where its/ their original character and form are clearly identifiable.</p> <p>b. 1840 - 1913: Any building, structure or group of buildings-asset or group of assets that is/are of clearly defined significance in the local context and where elements that contribute to its/ their heritage significance remain substantially complete.</p> | To ensure that language is closely aligned with the NPPF and that protections may be applied to landscape considerations; for instance, a locally-listed park or garden | As discussed in Matter 5 hearing discussions on 05/02/2026 |

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| | | <p>c. 1914 - 1939: Any building, structure or group of buildings asset or group of assets where the elements that contribute to a high level of significance in the local context remain substantially complete.</p> <p>d. post-1939: Any building, structure or group of buildings asset or group of assets where the elements that contribute to its/ their exceptional heritage significance in the local context are wholly complete and unaffected by inappropriate changes.</p> <p>In identifying significance in the local context it must be shown that the building, structure or group of buildings asset or group of assets contribute(s) to the heritage of the Borough in accordance with at least one of the significance criteria detailed below:</p> <p>Historic interest</p> <p>a. Historical Association</p> <p>i. The building or structure asset has a well authenticated historical association with a notable person(s) or event.</p> <p>ii. The building or structure asset has a prolonged and direct association with figures or events of local interest.</p> <p>b. Social Importance</p> <p>The building or structure asset has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/ structures asset may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.</p> <p>c. Industrial Importance</p> <p>The building or structure asset clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges.</p> <p>Architectural interest</p> <p>a. Sense of place</p> <p>i. The building or structure asset is representative of a style that is characteristic of Reading.</p> <p>b. Innovation and Virtuosity</p> <p>i. The building or structure asset has a noteworthy quality of workmanship and materials.</p> <p>ii. The building or structure asset is the work of a notable local/national architect/engineer/builder/landscaper.</p> <p>iii. The building or structure asset shows innovation in materials, technique, architectural style or engineering.</p> <p>c. Group Value</p> <p>i. The buildings/structures assets form a group which as a whole has a unified architectural or historic value to the local area.</p> <p>The buildings/structures assets are an example of deliberate town planning from before 1947.</p> | | |
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Appendix 1: Modified list of planning permissions in Central Reading

| Site | App ref | Summary of development |
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| <u>Former Gas Works Building, Gas Works Road</u> | <u>16/0378</u> | <u>Change of use, conversion and extension for 20 dwellings</u> |
| Jacksons Corner, 1-9 Kings Road | 160849 | Change of use and redevelopment for 33 dwellings and retail use (under construction) |
| 83-85 London Street | 181880 | Change of use of offices to 18 dwellings |
| Havell House, 62-66 Queens Road | 181464, 181466, 181467, 181468 | Change of use of offices to 13 dwellings |
| 160-163 Friar Street | 160212 | Change of use of offices to 28 dwellings |
| Former Gas Works Building, Gas Works Road | 160378 | Change of use and extension for 20 dwellings |
| Private Car Park, East Street | 170019 | Development for 103 units of student accommodation |
| City Wall House, 26 West Street | 170251 | Change of use of part of apart-hotel to 10 dwellings |
| 3-4 Wesley Gate, Queens Road | 170314 | Change of use of offices to 14 dwellings (under construction) |
| Clarendon House, 59-75 Queens Road | 18_0909 | Extensions and additional development for 43 dwellings (4 dwellings completed, remainder not started) |
| 54 Queens Road | 180982 | Change of use of offices to 20 dwellings |
| Clarendon House, 59-75 Queens Road | 181056 | Change of use of offices to 49 dwellings (under construction) |
| 16 King Street | 181064 | Change of use from retail to restaurant |
| 33 Blagrave Street | 181074 | Change of use of offices to 28 dwellings |
| 34-38 Southampton Street¹⁵⁴ | 18_1117 | Demolish pub and one dwelling to provide 11 dwellings (under construction) |
| 1-2 Wesley Gate, Queens Road | 181321 | Change of use of offices to 15 dwellings |
| 10 Southern Court, South Street | 182027 | Change of use of offices to 16 dwellings |
| <u>43 London Street</u> | <u>19/1043</u> | <u>Redevelopment and change of use for 21 dwellings (under construction)</u> |
| <u>54 Queens Road</u> | <u>19/1660, 20/1749</u> | <u>Change of use of offices to 20 dwellings and extension for 9 additional dwellings (under construction)</u> |
| <u>12-18 Crown Street</u> | <u>20/1138</u> | <u>Change of use from serviced apartments to 44 dwellings</u> |
| The Faculty, 23-27 London Road | 201221 | Change of use from serviced apartments to 15 dwellings |
| <u>115 Chatham Street</u> | <u>21/0349</u> | <u>Development of 54 dwellings (under construction)</u> |
| <u>Great Brigham's Mead, Vastern Road</u> | <u>21/0587</u> | <u>Change of use of offices to 110 dwellings (under construction)</u> |

| Site | App ref | Summary of development |
|--|--|---|
| <u>75-77 London Street</u> | <u>22/0244</u> | <u>Redevelopment and conversion for 15 dwellings</u> |
| <u>71-73 Caversham Road</u> | <u>22/0922</u> | <u>Partial redevelopment and change of use for 29 dwellings and retail use</u> |
| <u>1-15 Queen Victoria Street and 145-148 Friar Street</u> | <u>22/1232</u> | <u>Part demolition and change of use for serviced apartments and ground floor commercial (under construction)</u> |
| <u>138-144 Friar Street</u> | <u>22/1235</u> | <u>Part redevelopment for hotel</u> |
| <u>20-30 Kings Road</u> | <u>23/1190</u> | <u>Change of use to law courts</u> |
| <u>Civic Offices, Bridge Street</u> | <u>23/1495</u> | <u>Extension and part change of use for new library (under construction)</u> |
| <u>The Hexagon, Queens Walk</u> | <u>24/0063</u> | <u>Extension for theatre use</u> |
| <u>87 Castle Street</u> | <u>24/0949</u> | <u>Change of use of offices to 50 dwellings</u> |
| <u>25-31 London Street</u> | <u>24/1504</u> | <u>Change of use of offices to 24 dwellings</u> |
| <u>40 Caversham Road</u> | <u>24/1572</u> | <u>Change of use of offices to 31 dwellings (under construction)</u> |
| <u>St Mary's House, 66-68 St Mary's Butts</u> | <u>24/1593</u> | <u>Change of use of offices to serviced apartments</u> |
| <u>Abbey Gardens, 4-6 Abbey Street</u> | <u>25/0202,</u> <u>25/0918</u> | <u>Change of use of offices to 92 dwellings (North and Middle Block) and 107 dwellings (South Block)</u> |
| <u>5-6 Southern Court, South Street</u> | <u>25/0344</u> | <u>Change of use of offices to 18 flats</u> |
| <u>121 Kings Road</u> | <u>25/0470,</u> <u>25/1573</u> | <u>Change of use of offices to 77 dwellings (eastern building) and 44 dwellings (Beta Building)</u> |
| <u>Abbey Wharf, 57-75 Kings Road</u> | <u>25/1059</u> | <u>Change of use of offices to 78 dwellings</u> |

Development progress is correct to 31st March 2024 ~~19~~25

¹⁵⁴ ~~Resolved to grant permission subject to signing of Section 106 agreement~~

Appendix 2: Modified list of planning permissions in South Reading

| Site | App ref | Summary of development |
|--|-------------------------------|--|
| Plot 8, 600 South Oak Way | 07/0488 | Development for offices (20,430 sq m) |
| Madejski Stadium, Royal Way | 10/1623 | Expansion of football stadium (28,442 sq m net gain) |
| Lok n Store, 5-9 Berkeley Avenue | 101656 | Redevelopment for 112 dwellings (under construction) |
| Green Park Village, Longwater Avenue | 10/2172, 18/0691 | Development for 836 dwellings including extra care housing, offices (16,000 sq m), primary school, community use (381 sq m), retail and related facilities (684 sq m) (under construction) |
| Foudry Place and 22 Commercial Road | 120408 | Remainder of permission for development for offices (2,295 sq m) and serviced apartments (1,400 sq m) |
| Land west of Longwater Avenue | 141944 | New railway station (6,106 sq m) (under construction) |
| 177 Basingstoke Road | 15/0715 | Development of student accommodation for 34 bedspaces (under construction) |
| Warwick House, Warwick Road | 151407 | Development for 10 dwellings |
| Worton Grange | 151944, 161496 | Development of 175 dwellings, industrial/warehouse units (2,452 sq m), car showrooms (2,510 sq m), hotel (4,134 sq m), retail and related uses (6,075 sq m) (under construction) |
| Land at the Madejski Stadium | 16/0199 | Development for up to 618 dwellings, convention centre and ice rink, 246 bedroom hotel, up to 102 serviced apartments, decked car parking, ancillary retail, open space, transport interchange |
| 400 Longwater Avenue | 160569 | Development for offices (27,207 sq m) (under construction) |
| 452 Basingstoke Road | 162108 | Redevelopment and refurbishment on site, including new research and development building (net gain of 10,736 sq m) (under construction) |
| Green Park Village Phase 6A | 171019 | Development for 339 dwellings and retail space) in place of office element of Green Park Village (see 102172 above) |
| 1 Darwin Close | 171971 | Redevelopment of building (2,025 sq m) for new B1/B8 building (2,291 sq m) (under construction) |

| Site | App ref | Summary of development |
|---|---|--|
| Cadogan House, Rose Kiln Lane | 172277, 181643, 182166 | Three alternative proposals for change of use of offices to 19, 39 and 24 dwellings respectively |
| 14 Arkwright Road | 180654 | Change of use of offices to 37 dwellings |
| Unit 1, Acre Road | 181059 | Change of use to flexible B2/B8 use (6,183 sq m) |
| Imperium Building, Imperial Way | 181518 | Change of use of second floor from office to flexible office/conference use (2,658 sq m) |
| 85-87 Basingstoke Road | 182091 | Change of use of offices to 17 dwellings |
| Atlantic House, Imperial Way | 190856 | Change of use of office to police HQ (4,707 sq m) (under construction) |
| Brunel Retail Park, Rose Kiln Lane | <u>20/1853,</u> <u>23/0953</u> | <u>Alternative permissions for storage and distribution and/or industrial use of all or part of retail park</u> |
| <u>220 Elgar Road South</u> | <u>22/0258</u> | <u>Development for 16 dwellings</u> |
| <u>Bennet Court, Bennet Road</u> | <u>22/1936</u> | <u>Development for industrial or storage and distribution uses (4,108 sq m)</u> |
| <u>2 Hexham Road</u>¹⁵⁸ | <u>23/0279</u> | <u>Development for 42 dwellings and social care services (under construction)</u> |
| <u>Rose Kiln Court, Rose Kiln Lane</u> | <u>23/0826</u> | <u>Redevelopment for light industrial/ general industrial/ storage and distribution (3,081 sq m)</u> |
| <u>Thales, Worton Grange</u>¹⁵⁹ | <u>23/1254</u> | <u>Redevelopment for new industrial or storage building</u> |
| <u>40 Bennet Road</u> | <u>23/1607</u> | <u>Change of use from B2 industrial to vehicle servicing and/or B2 including extensions (1,588 sq m)</u> |
| <u>1 Arkwright Road</u> | <u>24/0800</u> | <u>Redevelopment for industrial unit (1,499 sq m)</u> |

Development progress is correct to 31st March ~~2019~~2024/2025

¹⁵⁸ ~~Resolved to grant permission subject to signing of Section 106 agreement~~

¹⁵⁹ ~~Resolved to grant permission subject to signing of Section 106 agreement~~

Appendix 3: Modified list of planning permissions in West Reading and Tilehurst

| Site | App ref | Summary of development |
|--|--------------------|--|
| 1025-1027 Oxford Road | 07/0937 | Development of 12 dwellings |
| Elvian School, Bath Road | 151175 | Development of former school for 118 dwellings and new secondary school (approximately 6,000 sq m net gain of education) (under construction) |
| 1 Castle Crescent | 151924 | Conversion and additional development for 13 dwellings (under construction) |
| St Georges Hall, St Georges Road | 152301 | Church extension and development of 12 dwellings (under construction) |
| Land at Conwy Close | 161390 | Development of 57 dwellings (under construction) |
| 2-6 Water Road and 158 Dee Road | 16/1507 | Redevelopment of 4 dwellings homes for 11 dwellings |
| 53-55 Argyle Street ¹⁶⁰ | 17/0134 | Change of use of clinic to 10 dwellings (under construction) |
| Moorlands Primary School, Church End Lane | 180171 | Expansion of school (1,139 sq m net gain) |
| 127a Loverock Road | 19/0591 | Development for employment uses (1,667 sq m) |
| Wensley Road | 200122 | Development of 46 dwellings (under construction) |
| 42 Portman Road | 200693 | Change of use of office to 14 dwellings (under construction) |
| 18 Parkside Road | 210582 | Development of 10 dwellings (under construction) |
| Dellwood Community Hospital, Liebenrod Road | 21/1728 | Partial demolition, change of use and extension to form care home |
| Richfield Driving Range, Richfield Avenue | 212061 | Development of secondary school of 11,333 sq m (under construction) |
| 103 Dee Road | 22/1130 | Development of 54 dwellings (under construction) |
| Curzon Club, 362 Oxford Road¹⁶⁴ | 221345 | Redevelopment of club for 30 dwellings |
| 63-86 Rowe Court | 22/1693 | Development of 54 dwellings (under construction) |

Development progress is correct to 31st March ~~2019~~20242025

¹⁶⁰ ~~Resolved to grant permission subject to signing of Section 106 agreement~~

¹⁶⁴ ~~Resolved to grant permission subject to signing of Section 106 agreement~~

Appendix 4: Modified list of planning permissions in Caversham and Emmer Green

| Site | App ref | Summary of development |
|--|-----------------------|---|
| Chazey Farm, The Warren | 03/0275 | Development of 78-bed nursing home |
| Unit 1, Paddock Road Industrial Estate | 10/0384 | Development for industrial/warehouse units totalling 1,577 sq m |
| St Martin's Precinct, Church Street | 14/0997 | Redevelopment for retail (501 sq m net gain), restaurant (524 sq m net gain), leisure (652 sq m net gain), residential (40 dwellings) plus additional works |
| <u>Reading Golf Club, Kidmore End Road</u> | <u>21/1843</u> | <u>Development for 223 dwellings (under construction)</u> |
| <u>205-213 Henley Road¹⁶⁴</u> | <u>22/0189</u> | <u>Development for 50 retirement living dwellings</u> |
| <u>199-207 Henley Road</u> | <u>170959, 180418</u> | <u>Demolish 3 dwellings and develop 42 dwellings (two alternative permissions, of which one is outline)</u> |
| <u>Mapledurham Playing Fields, Upper Woodcote Road</u> | <u>171023, 182200</u> | <u>Development of primary school (2,072 sq m)</u> |

Development progress is correct to 31st March ~~2019~~20242025

¹⁶⁴ ~~Resolved to grant permission subject to signing of Section 106 agreement~~

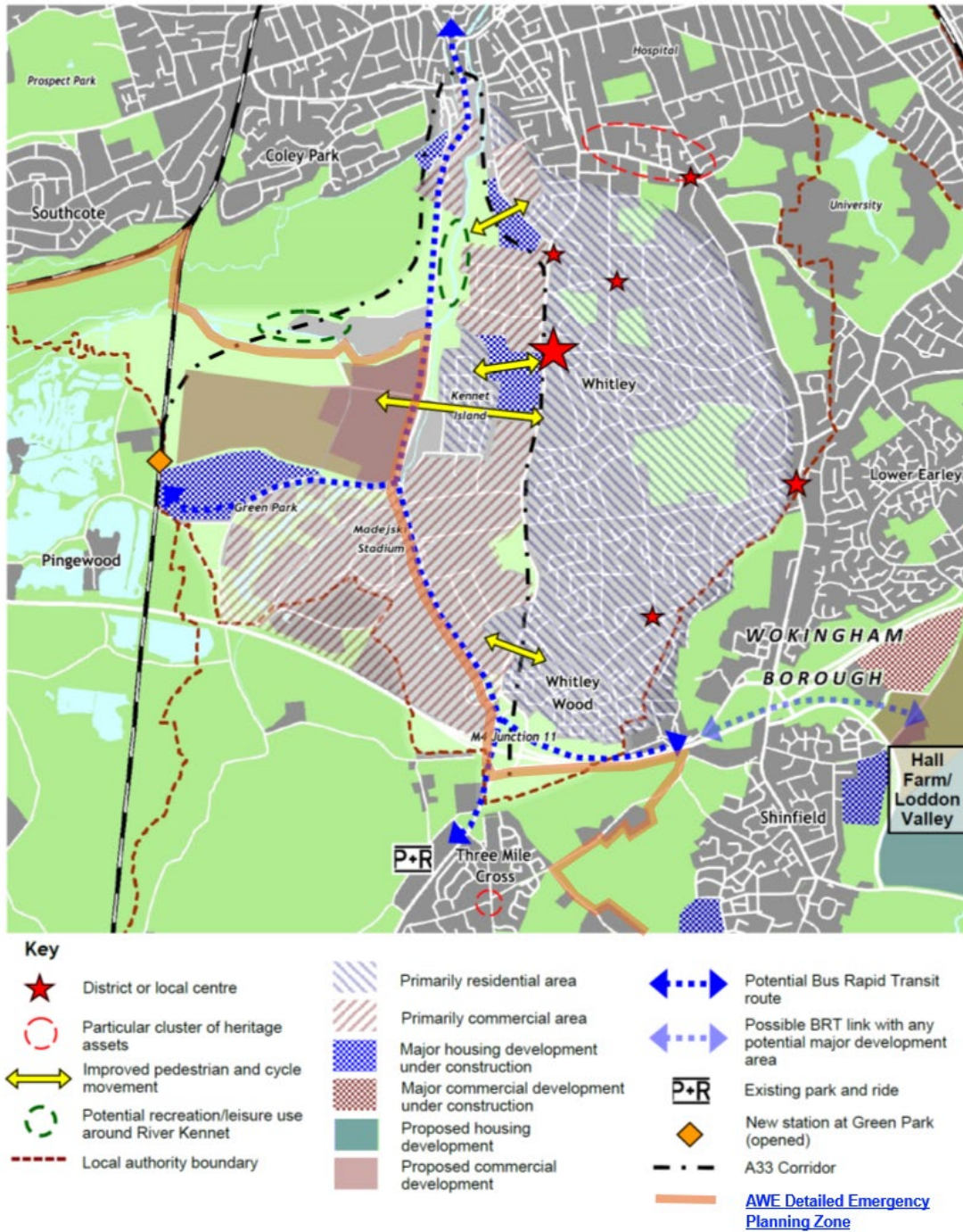
Appendix 5: Modified list of planning permissions in East Reading

| Site | App ref | Summary of development |
|---|-----------------------------------|--|
| Royal Berkshire Hospital, London Road | Various | Additional hospital floorspace outstanding under existing outline permissions |
| University of Reading, The Chancellors Way & Shinfield Road | 100726 | Development of 151-bed hotel and conference centre |
| 35 Christchurch Road | 151034 | Conversion of house in multiple occupation into 10 dwellings |
| Aspen House, 300 Kings Road | 170512 | Change of use of office to 78 dwellings (under construction) |
| 79 Silver Street | 170685 | Development of building for 56 student rooms |
| The Woodley Arms, Waldeck Street | 171893 | Development of student accommodation for 38 rooms (under construction) |
| Land adjacent to 300 Kings Road | 180683 | Development of 14 dwellings |
| 40 Silver Street¹⁶⁹ | 20/1766 | Development of 23 dwellings |
| Alexander House, 205-207 Kings Road | 210902, 210906, 230400 | Change of use and extension for a total of 43 dwellings (under construction) |
| 75-81 Southampton Street | 211636 | Development of 19 dwellings |
| Land adjacent to 300 Kings Road | 221162 | Development of 14 dwellings |
| Royal Berkshire Hospital, London Road | 230321 | Development of new urology block |
| 9 Upper Crown Street¹⁶⁹ | 230814 | Development of 46 dwellings |

Development progress is correct to 31st March ~~2019~~20242025

¹⁶⁹ Resolved to grant permission subject to signing of Section 106 agreement

Appendix 6: Amended Figure 6.1



Appendix 7: Amended Figure 6.2



Key

- | | | | | | |
|-------|--|------|--|----------|---|
| | Sub-area boundary | ←←←← | Proposed Bus Rapid Transit route | ▨ | High quality frontage to A33 |
| ▭ | Major Opportunity Area | ←←←← | Potential alternative Bus Rapid Transit route | ▨ | Landscaped buffer to areas of wildlife and landscape importance |
| ▭ | Footprint of existing building in Major Opportunity Area | → | Vehicle access point (approx.) | ▨ | Need for strong buffer between employment space and residential |
| ▭ | Existing building | ↔ | Key movement corridor (pedestrian and/or cycle) | A | Sub-Areas |
| ▭ | Recent building or building under construction | ↔ | Location of the bridge crossing as part of existing permission | C | SR21a: Former Landfill, Island Road |
| ▭ | AWE Detailed Emergency Planning Zone | ●●●● | Preserved/enhanced Green Link | | SR21c: Island Road A33 Frontage |
| | | ▭ | Nearby sensitive location—low-rise residential | | |
| | | ▭ | Nearby sensitive location—wildlife and landscape | | |

Appendix 8: Updated Housing Trajectory 2023/24 to 2040/41 as at 31 December 2025

A4.1 An Excel version of the Housing Trajectory at 31st December 2025 is included as a separate document [EX041]. It contains all of the site-by-site information. The version shown here is the version that would appear in a modified LPPU.

Table A4.1: Housing Trajectory 2023/24 to 2040/41 as at 31 December 2025

| Site | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | TOTAL (2023-41) | Variance rate (%) |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|-------------------|
| Small Scale unidentified windfalls (< 10 units) | 91 | 90 | 96 | 96 | 96 | 96 | 91 | 91 | 91 | 91 | 91 | 87 | 87 | 87 | 87 | 87 | 82 | 82 | 1619 | 91 |
| Local authority new build | 0 | 0 | 0 | 0 | 0 | 0 | 52 | 52 | 52 | 23 | 23 | 23 | 27 | 27 | 27 | 32 | 32 | 32 | 400 | 0 |
| Remaining student accommodation on sites in line with H12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 84 | 0 |
| Permitted and under constr (10+), no variance rate | N/A | N/A | 539 | 359 | 258 | 88 | 94 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1338 | N/A |
| Permitted and not started (10+) incl variance rate | N/A | N/A | 47 | 51 | 225 | 722 | 816 | 502 | 523 | 345 | 211 | 139 | 0 | 8 | 8 | 8 | 8 | 8 | 3622 | N/A |
| Permitted subject to S106 (10+) incl variance rates | N/A | N/A | 0 | -1 | 0 | 81 | 84 | 368 | 193 | 229 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 954 | N/A |
| Sites in Local Plan including variance rate | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 802 | 769 | 786 | 418 | 418 | 417 | 417 | 417 | 417 | 417 | 417 | 5697 | N/A |
| Other identified sites (10+) incl variance rates | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 29 | N/A |
| Past Completions (C3 Housing) | 1021 | 890 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1911 | N/A |
| Past Completions (Non-C3 residential) ² | 7 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52 | N/A |
| Total Past Completions (All) | 1028 | 935 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1963 | N/A |
| Total Projected Completions | N/A | N/A | 682 | 505 | 572 | 987 | 1136 | 1815 | 1628 | 1474 | 757 | 681 | 546 | 554 | 554 | 558 | 553 | 553 | 13556 | N/A |
| Cumulative Completions | 1028 | 1963 | 2645 | 3150 | 3722 | 4708 | 5845 | 7659 | 9288 | 10761 | 11519 | 12199 | 12745 | 13299 | 13853 | 14412 | 14965 | 15519 | N/A | N/A |
| PLAN – Strategic housing allocation per annum | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 825 | 14850 | N/A |
| PLAN – Strategic student accommodation allocation per annum | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 250 | |
| MONITOR - No dwellings above or below cumulative allocation | 189 | 285 | 128 | -206 | -473 | -325 | -27 | 948 | 1738 | 2373 | 2291 | 2133 | 1839 | 1555 | 1270 | 989 | 704 | 419 | N/A | N/A |
| MANAGE - Annual requirement taking account of past / projected completions | 839 | 828 | 821 | 830 | 854 | 875 | 866 | 841 | 744 | 646 | 542 | 512 | 483 | 471 | 450 | 416 | 344 | 135 | N/A | N/A |

² Expressed as a dwelling equivalent – see paragraph A1.3

Figure A4.1: Housing Trajectory 2023/24 to 2040/41 as at 31 December 2025 (graph)

